



79 Broomfield Avenue,  
Hasland, S41 0NE

OFFERS IN THE REGION OF

£335,000

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WILKINS VARDY

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# £335,000

SUPERB DETACHED FAMILY HOME - TWO RECEPTION ROOMS - CONSERVATORY - GARAGE & AMPLE PARKING

This delightful detached house on Broomfield Avenue boasts a generous living space of 1,004 sq.ft. making it an ideal family home. Upon entering, you will find two inviting reception rooms and a conservatory that provide ample space for relaxation and entertaining guests. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The property also features a dual aspect fitted kitchen, three bedrooms, perfect for accommodating family members or guests, and a well appointed bathroom.

One of the standout features of this property is the extensive parking available for several vehicles and a larger than average detached garage. There is also an attractive enclosed south facing rear garden.

The location in Hasland is highly desirable, being within easy reach of local amenities, schools, parks and transport links. With its ample living space, parking facilities, and charming location, it is sure to appeal to a wide range of buyers.

- Superb Bay Fronted Detached Family Home
- Two Good Sized Reception Rooms
- Brick/uPVC Double Glazed Conservatory
- Ground Floor Cloaks/WC & Family Bathroom
- Dual Aspect Fitted Kitchen
- Three Bedrooms
- Larger than average Detached Garage & Ample Off Street Parking
- Enclosed South Facing Rear Garden
- Popular & Convenient Location
- EPC Rating: D

### General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 93.3 sq.m./1004 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Hasland Hall

### On the Ground Floor

A composite front entrance door opens into a ...

### Entrance Hall

### Cloaks/WC

Fitted with a 2-piece suite comprising of a wash hand basin and a low flush WC.

### Living Room

11'11 x 11'5 (3.63m x 3.48m)  
A good sized bay fronted reception room, fitted with engineered oak flooring. Glazed double doors give access into the ...

### Dining Room

12'10 x 11'5 (3.91m x 3.48m)  
A good sized rear facing reception room, fitted with engineered oak flooring and having a feature fireplace with an electric fire.  
Built-in base cupboard and shelving to both alcoves.  
Double doors open to give access into the ...

### Brick/uPVC Double Glazed Conservatory

13'6 x 9'4 (4.11m x 2.84m)  
Fitted with engineered oak flooring and having French doors which overlook and open onto the rear patio.

### Kitchen

17'7 x 8'3 (5.36m x 2.51m)  
Being fitted with a range of two tone hi-gloss wall, drawer and base units with complementary work surfaces and upstands.  
Inset 1½ bowl sink with pull out hose spray mixer tap.  
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a tumble dryer and a fridge/freezer.  
Integrated appliances to include an electric oven and induction hob with glass splashback and extractor canopy over.  
Vinyl flooring and downlighting.  
A uPVC double glazed door gives access onto the side of the property.

### On the First Floor

### Landing

### Bedroom One

12'10 x 11'5 (3.91m x 3.48m)  
A good sized rear facing double bedroom.

### Bedroom Two

11'11 x 11'5 (3.63m x 3.48m)  
A good sized bay fronted double bedroom.

### Bedroom Three

6'3 x 6'1 (1.91m x 1.85m)  
A front facing single bedroom, having a built-in wardrobe.

### Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

### Outside

To the front of the property there is a block paved driveway providing off street parking for two/three cars.

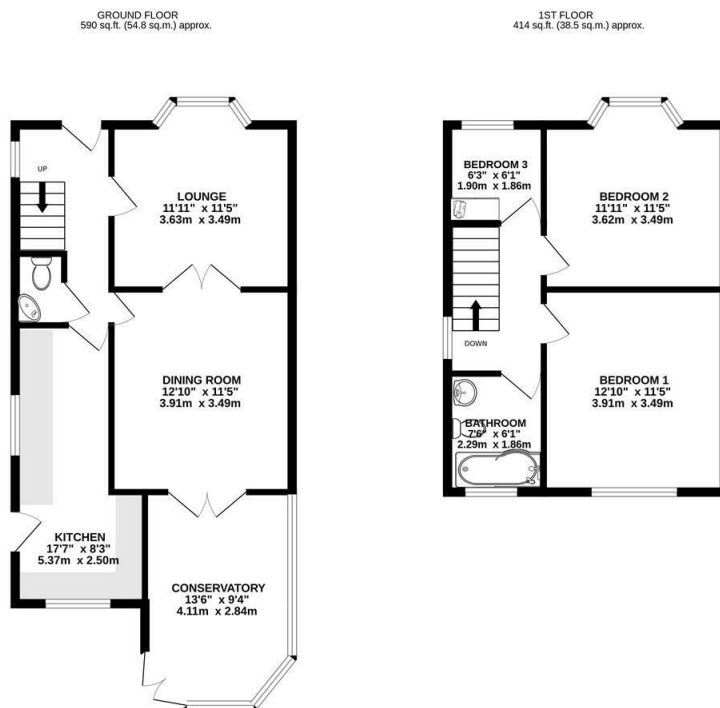
Double gates to the side of the property open onto a continuation of the driveway which provides additional parking and leads to a larger than average Detached Garage having an electric roller door, being insulated and having light, power, water, and wi-fi connection.

The enclosed south facing rear garden comprises of a paved patio with planted side border and a lawn.

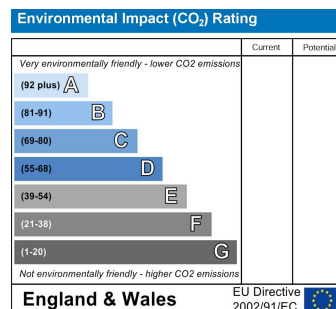
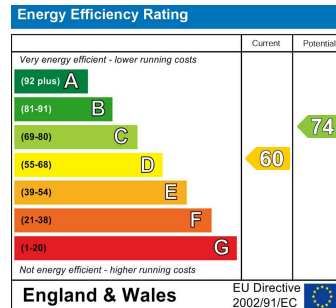








TOTAL FLOOR AREA: 1004 sq.ft. (93.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, contained text, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used to guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with floorplan 12/25



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## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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