



252 Hady Hill,  
Hady, S41 0BJ

OFFERS IN THE REGION OF

£369,000

W  
WILKINS VARDY

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£369,000

\*\*\* SUBSTANTIALLY REDUCED \*\*\*

SUPERB DETACHED HOUSE - THREE BEDS - TWO BATHROOMS - ATTRACTIVE GARDENS

Set back from the main road in an elevated position is this three double bedroomed detached house which has been extended to the rear and offers an impressive 1707 sq. ft. of neutrally presented accommodation, making this an ideal choice for small families, or someone looking to downsize.

Upon entering, you are welcomed into a spacious triple aspect reception room that provides a warm and inviting atmosphere, and has bi-fold doors which open into a lovely garden room. The kitchen/diner is fitted with a good range of units and has a range cooker. There is also a ground floor bedroom and a bathroom, and two further bedrooms on the first floor, the master bedroom having two sets of patio doors opening to a Juliet balcony and having an en suite shower room. Outside, there is ample off street parking for several vehicles and an attractive enclosed rear

- Extended Detached Family Home in Cul-de-Sac Position
- Spacious Triple Aspect Lounge/Diner
- Lovely Garden Room with Roof Lantern
- Spacious Kitchen/Diner with Range Cooker
- Three Bedrooms, one of which is located on the Ground Floor
- Spacious Master Bedroom with En Suite Room
- Ground Floor Bathroom
- Ample Off Street Parking & Attractive Enclosed Rear Garden
- Convenient Location
- EPC Rating: C

## General

Gas Central heating (Ideal Logic Plus Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 158.6 sq.m./1707 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area -Outwood Academy Hasland Hall

## Vendor Comment

Although close to local amenities, the hospital and Chesterfield, the property feels peaceful and secluded, particularly in the rear garden.

## On the Ground Floor

A front entrance door opens into a ...

## Entrance Hall

Having a tiled floor. An internal door opens into the ...

## Living/Dining Room

33'6 x 12'8 (10.21m x 3.86m)  
A spacious triple aspect reception room having a feature exposed brick fireplace with log burner sat on a tiled hearth.  
A staircase rises to the First Floor accommodation.  
Wood flooring.  
uPVC double glazed bi-fold doors gives access into a garden room.  
Further doors from this room give access to the kitchen, bathroom and office/bedroom.

## Garden Room

12'8 x 11'6 (3.86m x 3.51m)  
A lovely room, being triple aspect and having a roof lantern.  
Tiled floor and downlighting.  
uPVC double glazed French doors overlook and open onto the rear of the property.

## Office/Bedroom

11'0 x 9'9 (3.35m x 2.97m)  
A good sized and versatile front facing room.

## Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panellled bath with folding glass shower screen and mixer shower over, pedestal wash hand basin and a concealed cistern WC  
Tiled floor.

## Kitchen/Diner

19'4 x 10'11 (5.89m x 3.33m)  
A spacious kitchen, being part tiled and fitted with a range of modern

white wall, drawer and base units with complementary work surfaces over. Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a washing machine and a dishwasher.  
Feature exposed brick chimney breast with recess for a range cooker (which is included in the sale)  
Space is provided for an American style fridge/freezer  
Tiled floor and downlighting.  
A uPVC double glazed door with matching side panel overlooks and opens onto the rear of the property.

## On the First Floor

## Landing

## Master Bedroom

19'3 x 17'9 (5.87m x 5.41m)  
A most generous double bedroom, spanning the full width of the property and having two sets of patio doors opening onto a Juliet balcony.  
Two large built-in wardrobes.  
A door gives access to a storage cupboard which houses the gas boiler.  
A further door gives access into the ...

## En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, semi recessed wash hand basin with storage below and to the side, and a concealed cistern WC.  
Chrome heated towel rail.  
Tiled floor and downlighting.

## Bedroom Two

12'2 x 9'9 (3.71m x 2.97m)  
A good sized front facing double bedroom having a door to a walk-in storage area (which could be used as a walk-in wardrobe).

## Outside

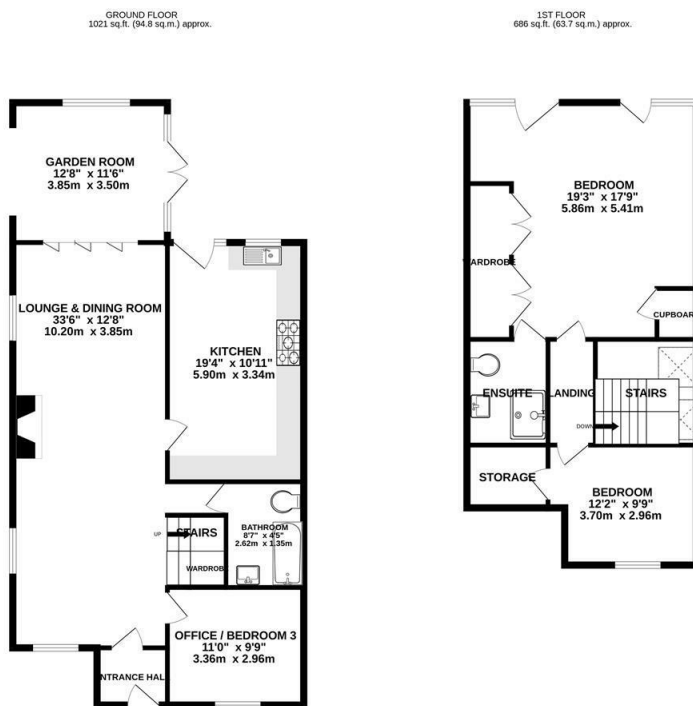
A service road off Hady Hill takes you up to the front of the property where there is a block paved driveway providing parking for several vehicles.

A gate opens to give access down the side of the property to the enclosed rear garden which comprises of a paved patio with storage for a log burner. A couple of steps lead up to the lawn which has a path leading to a further seating area, and borders of plants and shrubs.

There is also a small metal shed, large shed, potting shed and a greenhouse.

External sockets are also provided.





TOTAL FLOOR AREA: 1707 sq.ft. (158.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 as a guide only 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 12/2020

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| (92 plus) <b>A</b>                          |         | 86                      |
| (81-91) <b>B</b>                            | 78      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential               |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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RICS



## 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, log burner, kitchen appliances, shower units, 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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