



1 Swanbourne Close,  
Hasland, S41 0TR

£365,000

W  
WILKINS VARDY

# £365,000

DELIGHTFUL DETACHED BUNGALOW - GOOD SIZED PLOT - CUL-DE-SAC POSITION - NO CHAIN

Offered for sale with no chain, is this well appointed detached bungalow which stands on a good sized plot in this popular cul-de-sac. Requiring some cosmetic upgrading, the property offers generously proportioned accommodation which includes a spacious living room, a good sized kitchen/diner with utility room off, two double bedrooms, one of which has fitted storage, and a 4-piece bathroom. Outside, you will find an integral garage and driveway parking, together with mature gardens to the front and rear, making this an ideal property for small families, couples or those seeking a peaceful retirement retreat.

Located in the village of Hasland, the bungalow is well placed for local shops, amenities and Eastwood Park, as well and being readily accessible for the Town Centre and commuter links towards Dronfield, Sheffield and the M1 Motorway.

- WELL APPOINTED DETACHED BUNGALOW ON GOOD SIZED PLOT
- POPULAR CUL-DE-SAC POSITION
- SPACIOUS LIVING ROOM
- GOOD SIZED KITCHEN/DINER WITH UTILITY ROOM OFF
- TWO DOUBLE BEDROOMS, ONE WITH FITTED STORAGE
- 4-PIECE BATHROOM
- INTEGRAL GARAGE & DRIVEWAY PARKING
- MATURE GARDENS TO THE FRONT AND REAR
- NO CHAIN
- EPC RATING: D

## General

Gas central heating (Worcester Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 107.9 s.qm./1161 sq.ft. (including Garage)  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Hasland Hall

Sliding glazed doors give access into an ...

## Entrance Porch

Having a door giving access into an ...

## Entrance Hall

A spacious hallway, fitted with laminate flooring and having two built-in cupboards.

## Living Room

16'10 x 11'11 (5.13m x 3.63m)  
A spacious reception room with bow window overlooking the front garden. This room also has a feature fireplace with an inset electric fire.

## Kitchen/Diner

16'10 x 14'0 (5.13m x 4.27m)  
Being part tiled and fitted with wall, drawer and base units with complementary work surfaces over.  
Inset single drainer sink with mixer tap.  
Integrated appliances to include an electric oven and hob with extractor canopy over.  
Space is provided for an American style fridge/freezer.  
A sliding door gives access into a walk-in pantry.  
Vinyl flooring to the kitchen area and tiled flooring to the dining area.  
A uPVC double glazed sliding patio door overlooks and opens onto the rear of the property.  
A further door opens into a ...

## Utility Room

8'4 x 7'9 (2.54m x 2.36m)  
Fitted with vinyl flooring and having a stainless steel single drainer sink with double base unit below.  
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.  
A door from here gives access into the garage.  
A uPVC double glazed door gives access onto the rear of the property.

## Bathroom

10'8 x 8'0 (3.25m x 2.44m)  
A good sized room, being part tiled and fitted with a white 4-piece suite comprising of a panelled bath, walk-in shower enclosure with an electric shower, pedestal wash hand basin and a low flush WC.  
Tiled flooring.

## Bedroom One

14'0 x 11'10 (4.27m x 3.61m)  
A good sized rear facing double bedroom, having a range of fitted wardrobes, drawer unit and vanity/drawer unit.

## Bedroom Two

11'11 x 11'10 (3.63m x 3.61m)  
A good sized front facing double bedroom.

## Outside

To the front of the property there is a resin driveway providing off street parking for up to two vehicles, and leading to the Integral Garage which has light and power. There is also a lawned garden with planted border and corner bed.

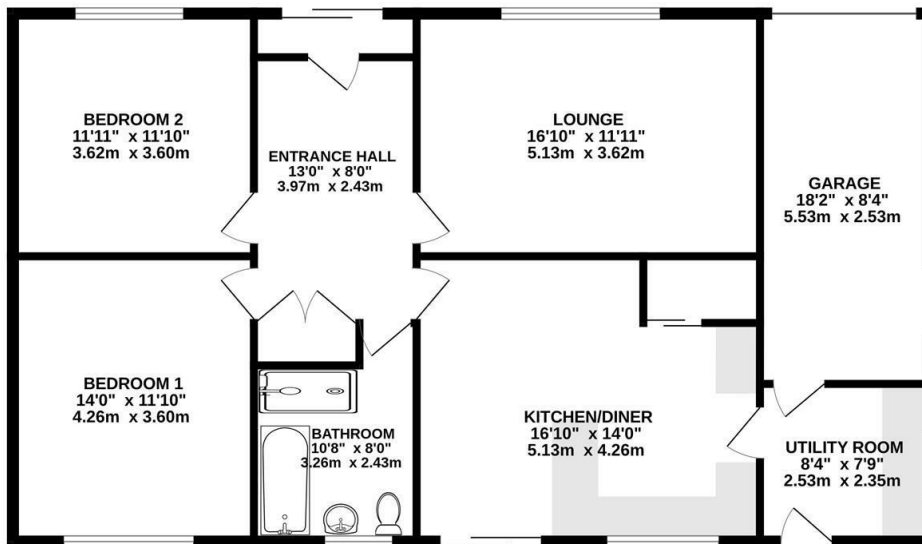
To the rear of the property there is an enclosed garden comprising of a paved patio and paved seating areas, together with a lawn with borders of mature plants and shrubs. There is also a timber framed Workshop.







GROUND FLOOR  
1161 sq.ft. (107.9 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.  
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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.

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

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



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