



7 Penmore Lane,  
Hasland, S41 0SG

GUIDE PRICE

£300,000

W

WILKINS VARDY

## GUIDE PRICE

# £300,000

GUIDE PRICE £300,000 TO £310,000

FIVE BEDROOMS - SPACIOUS DETACHED FAMILY HOME - GROUND FLOOR BED - MATURE CORNER PLOT - POPULAR EDGE OF VILLAGE LOCATION

This charming detached house on Penmore Lane offers a wonderful opportunity for families seeking a spacious and comfortable home. Spanning an impressive 1,347 square feet, the property boasts five well-proportioned bedrooms, including a convenient ground floor bedroom, perfect for guests or those who prefer single-level living.

The house is set on an attractive corner plot, providing ample parking space and a detached garage. The two reception rooms offer versatile living space, ideal for entertaining or relaxing with family.

Situated in a well-regarded location, this property is just a stone's throw away from the vibrant Hasland Village and the picturesque Eastwood Park, making it an excellent choice for those who appreciate community amenities and green spaces. This delightful home is being sold with no upward chain, allowing for a smooth and straightforward purchase process.

- ATTRACTIVE FIVE BED DETACHED PROPERTY
- PRIVATE ENCLOSED CORNER PLOT
- DETACHED SINGLE GARAGE/WORKSHOP
- NO UPWARD CHAIN
- EPC RATING: D
- FITTED KITCHEN WITH INTERGRATED APPLIANCES
- FIVE GOOD SIZED BEDROOMS
- DRIVEWAY WITH PARKING SPACE FOR FURTHER TWO CARS
- POPULAR LOCATION CLOSE TO HASLAND VILLAGE

### General

Gas central heating

uPVC double glazed windows and doors

Gross internal floor area - 1347 sq.ft./125.1 sq.m.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

### On the Ground Floor

A fully glazed front entrance door opens into an entrance porch.

### Entrance Porch

Having space that is suitable for coat and shoe storage.

A sliding door opens into the ...

### Entrance Hall

Having a functional cupboard space for coat and shoe storage.

An open tread staircase rises to the first floor accommodation.

To the right, a doors opens to ..

### Bedroom Two

10'7" x 10'4" (3.23m x 3.15m)

A good sized front facing double bedroom.

### Family Bathroom

A good sized family bathroom including a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and bath with a mixer shower above.

Vinyl flooring.

### Dining Room

13'6" x 12'0" (4.11m x 3.66m)

A generous sized dining room with a large window that overlooks the rear garden.

### Lounge

17'3" x 11'7" (5.26m x 3.53m)

A good sized reception room with a window looking over the front of the property.

### Kitchen

12'0" x 11'0" (3.66m x 3.35m)

Comprising a range of duck egg blue wall, drawer and base units with complementary work surfaces over.

Inset stainless steel sink and drainer with mixer tap.

Integrated appliances to include an electric oven and hob and also plumbing for a free standing washing machine.

There is a pantry and a boiler cupboard giving access to the gas central heating boiler.

A uPVC double glazed door gives access to the rear of the property.

### On the First Floor

Also having space for storage.

### Master Bedroom

12'8" x 9'2" (3.86m x 2.79m)

A good sized front facing double bedroom.

### Bedroom Three

12'0" x 9'2" (3.66m x 2.79m)

A good sized rear facing double room.

### Bedroom Four

12'0" x 9'6" (3.66m x 2.90m)

A good sized rear facing double bedroom with built in storage near the window.

### Bedroom Five

12'8" x 9'6" (3.86m x 2.90m)

A front facing single bedroom with built in storage.

### Cloakroom

A useful storage area having a wash hand basin

### Outside

To the front of the property there is a good sized block paved driveway which leads to a detached brick built single garage/workshop with up and over door, light and power. There is also a front lawned area with a path that leads round to the front door.

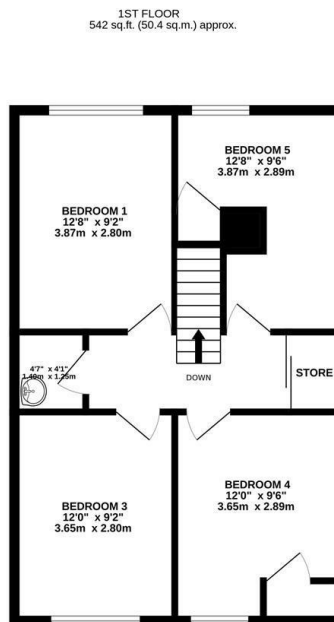
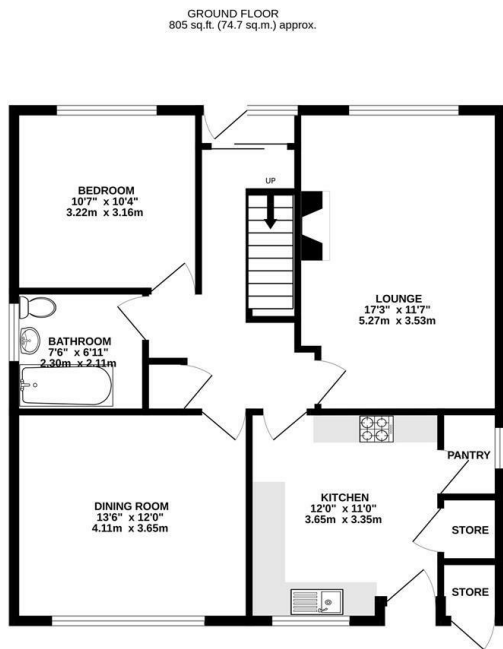
To the rear, the property has a good sized patio area and a raised lawn.

Attached to the property there is an old coal house which is now used for storage. There are also a couple of garden outbuildings including an external WC.





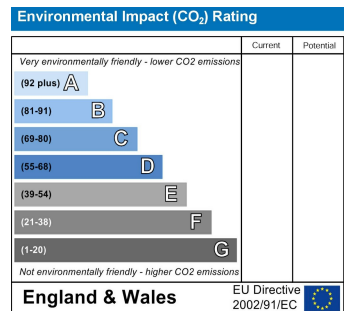
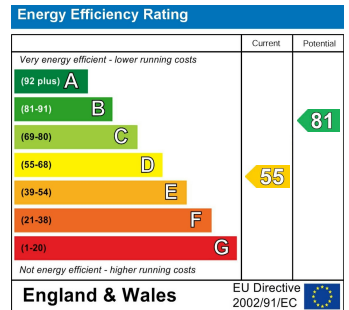




TOTAL FLOOR AREA: 1347 sq.ft. (125.1 sq.m.) approx.

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, 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.

Note: The gas fire has been disconnected by British Gas.

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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