



68 Meadow Hill Road,
Hasland, S41 0BG

£279,950

W
WILKINS VARDY

£279,950

EXTENDED DETACHED FAMILY HOME - STYLISH ACCOMMODATION - CONSERVATORY - DETACHED GARAGE

A charming detached house offering almost 1000 square feet of neutrally decorated and well appointed accommodation. Upon entering the property you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The modern fitted kitchen is fitted with a range of integrated appliances and has a cloaks/WC off, and also gives access into a good sized conservatory. The property also features three comfortable bedrooms, and a spacious 4-piece bathroom, making it an ideal home for families or those seeking extra space.

One of the standout features of this home is the detached garage and ample parking space, accommodating up to five vehicles. This is a rare find in residential properties, providing convenience for families with multiple cars or for hosting visitors.

Situated in a popular residential area, this property is well connected to local amenities, schools, and parks, and is readily accessible for transport links into Chesterfield and towards the M1 Motorway.

Do not miss the chance to make this lovely property your new home.

- WELL APPOINTED DETACHED FAMILY HOME
- MODERN DUAL ASPECT FITTED KITCHEN
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- SPACIOUS 4-PIECE FAMILY BATHROOM
- ATTRACTIVE LANDSCAPED REAR GARDEN
- SPACIOUS 'L' SHAPED LIVING/DINING ROOM
- CLOAKS/WC
- THREE BEDROOMS, TWO WITH FITTED FURNITURE
- DETACHED GARAGE & AMPLE OFF STREET PARKING
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 92.6 sq.m./997 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A front entrance door with matching side panel opens into a ...

Entrance Porch

With an internal door opening into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living/Dining Room

23'6 x 14'9 (7.16m x 4.50m)

A spacious 'L' shaped dual aspect room having a feature fireplace with an inset electric fire.

Built-in under stair storage cupboard.

Kitchen

14'9 x 8'2 (4.50m x 2.49m)

A dual aspect room, spanning the full width of the property and fitted with a range of modern wall, drawer and base units with plinth heating and complementary work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a 70/30 fridge/freezer, slimline dishwasher, washing machine, tumble dryer, electric oven and 4-ring gas hob with splashback and extractor over.

Laminate flooring and downlighting.

A door gives access into the conservatory, and a further door opens to a ...

Cloaks/WC

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

Brick/uPVC Double Glazed Conservatory

11'10 x 8'11 (3.61m x 2.72m)

A good sized dual aspect conservatory, fitted with laminate flooring and having a uPVC double glazed sliding patio door and uPVC double glazed door which open to the rear of the property.

On the First Floor

Landing

Having a built-in airing cupboard.

Bedroom One

12'4 x 8'9 (3.76m x 2.67m)

A good sized front facing double bedroom, fitted with laminate flooring and having a range of fitted furniture to include wardrobes, overhead storage units, bedside cabinets and a dressing table unit.

Bedroom Two

11'1 x 9'9 (3.38m x 2.97m)

A rear facing double bedroom, fitted with laminate flooring and having a range of fitted wardrobes and a drawer unit.

Bedroom Three

8'9 x 6'0 (2.67m x 1.83m)

A front facing single bedroom, fitted with laminate flooring and having a built-in storage cupboard.

Family Bathroom

14'10 x 6'0 (4.52m x 1.83m)

A good sized bathroom, being part tiled/part waterproof boarding and fitted with a white 4-piece suite comprising of a walk-in shower enclosure with an electric shower, corner panelled bath, wash hand basin with storage below, and a low flush WC.

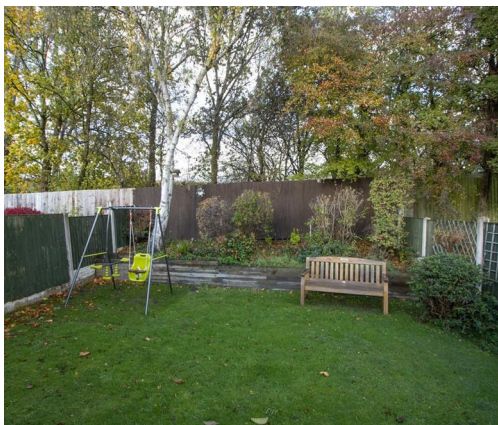
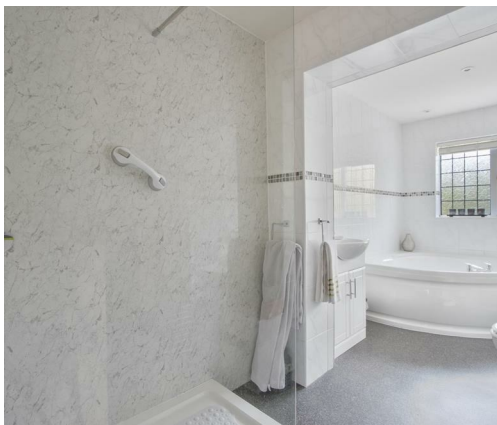
Two heated towel rails.

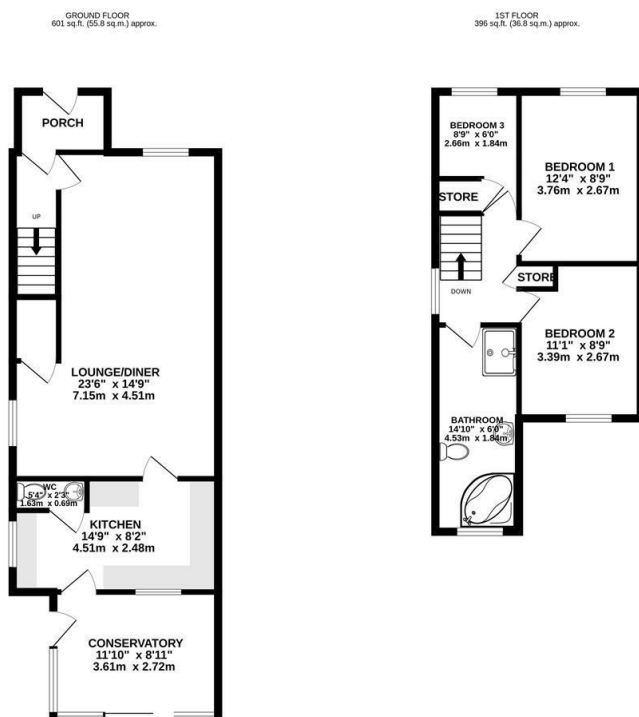
Vinyl flooring and downlighting.

Outside

To the front of the property there is an imprinted concrete driveway with a planted border providing ample off street parking and leading down to a Detached Single Garage.

To the rear of the property there is an attractive landscaped garden with steps leading down to a deck seating area. A further step leads down to two paved patio areas, and a set of steps leads down to a lawn with mature raised and planted side borders.





TOTAL FLOOR AREA: 997 sq.ft. (92.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 operation or efficiency can be given.

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RICS

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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	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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