



267 Hasland Road, Hasland, Chesterfield, S41 0AA  
£500,000





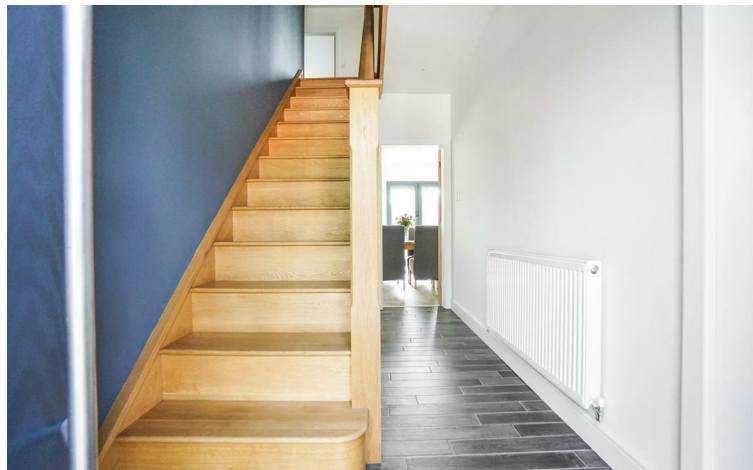
Nestled on Hasland Road in the charming area of Hasland, Chesterfield, this stunning newly renovated house is a true gem. Boasting four spacious bedrooms, this property is perfect for families or those seeking extra space. The open plan living, kitchen, and dining area creates a welcoming atmosphere, ideal for both entertaining guests and enjoying quiet family evenings.

The modern design is evident throughout the home, featuring gas central heating and underfloor heating, ensuring comfort during the colder months. The double-glazed windows not only enhance energy efficiency but also provide a peaceful retreat from the hustle and bustle of daily life.

Outside, the property offers off-street parking for up to three cars, a valuable feature in today's busy world. The spacious fully enclosed rear garden is perfect for children to play in or for hosting summer barbecues with friends and family.

This property combines contemporary living with practical amenities, making it an excellent choice for anyone looking to settle in a desirable location. Don't miss the opportunity to make this beautiful house your new home.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



GROUND FLOOR

Entrance Hallway

13'2" x 6'0" (4.03 x 1.84)  
A warm and welcoming space which has wood effect tiled flooring complete with underfloor heating and understair storage. The stairs are oak and access is given to the Living Room, Sitting Room and Kitchen Diner.

Sitting Room

13'8" x 12'2" (4.19 x 3.71)  
The Sitting Room is located to the front of the property. It has real wood flooring and a large double glazed window with modern radiator below. There is also a beautiful feature fireplace.

Living Room

12'8" x 12'1" (3.87 x 3.69)  
The Living Room is also located to the front of the property. It has beautiful wood flooring, stylish feature wall and modern radiators either side of the opening which leads to the Kitchen Diner. There is also a large double glazed window.

Kitchen diner

19'9" x 23'10" (6.04 x 7.28)  
A very spacious and modern living space which has tiled flooring, 2 stylish wall radiators, a bifold door leading to the rear garden and bifold windows located over the quartz work surface and sink bring the "outside in" for those summer months. Access is given to the rear garden also via double glazed door and to the Utility room, Entrance Hallway and Living Room. The Kitchen itself boasts a large work surface with integrated appliances including dishwasher, oven and microwave and Induction hob. Space is given for a large American style fridge Freezer and the standout feature is the large island boasting extra storage with beautiful Oak worktop and breakfast bar to the far side.

Utility Room

7'8" x 7'2" (2.35 x 2.19)  
The Utility Room has a continuation of the tiled flooring from the Kitchen Diner. It boasts a worktop with space for a washing machine and dryer. The combi boiler is also housed here. Access is given to the rear garden via double glazed uPVC door and into the downstairs WC.

WC

2'6" x 7'2" (0.78 x 2.19)  
This room also has a continuation of the tiled flooring and has a low flush WC, pedestal wash basin, Chrome heated towel rail and small double glazed window with obscured glass.

FIRST FLOOR

Landing

The landing is carpeted and boasts a large double glazed window and access to all four bedrooms, bathroom and shower room.

Bedroom One

12'10" x 13'8" (3.93 x 4.18)  
A Generously sized double bedroom located to the rear of the property. It has carpeted flooring and a large double glazed window with radiator below.

Shower Room

6'4" x 10'4" (1.95 x 3.17)  
A modern shower room is available towards the rear of the property. It has part tiled walls and modern heated towel rail. There are dual vanity sinks with large mirror over, low flush WC and large corner shower.

Bedroom Two

13'8" x 11'10" (4.19 x 3.62)  
A large double bedroom located to the front of the property which has exposed wood flooring, two large

double glazed windows with radiator below and 2 floor to ceiling integrated wardrobes.

Bedroom Three

12'8" x 12'0" (3.88 x 3.68)  
A large double bedroom also located to the front of the property with exposed wood flooring and large double glazed window with radiator below.

Bathroom

10'6" x 7'3" (3.21 x 2.21)  
A beautifully presented main bathroom with tiled flooring complete with underfloor heating. The walls are part tiled and it has a stand alone bath tub, low flush WC and dual vanity sinks with mirrors and an oversized corner shower and chrome heated towel rail.

Bedroom Four

7'4" x 8'9" (2.24 x 2.69)  
Currently used as an office, the fourth bedroom has carpeted flooring and a large double glazed window with radiator below and is located to the rear of the property.

EXTERNAL

Front

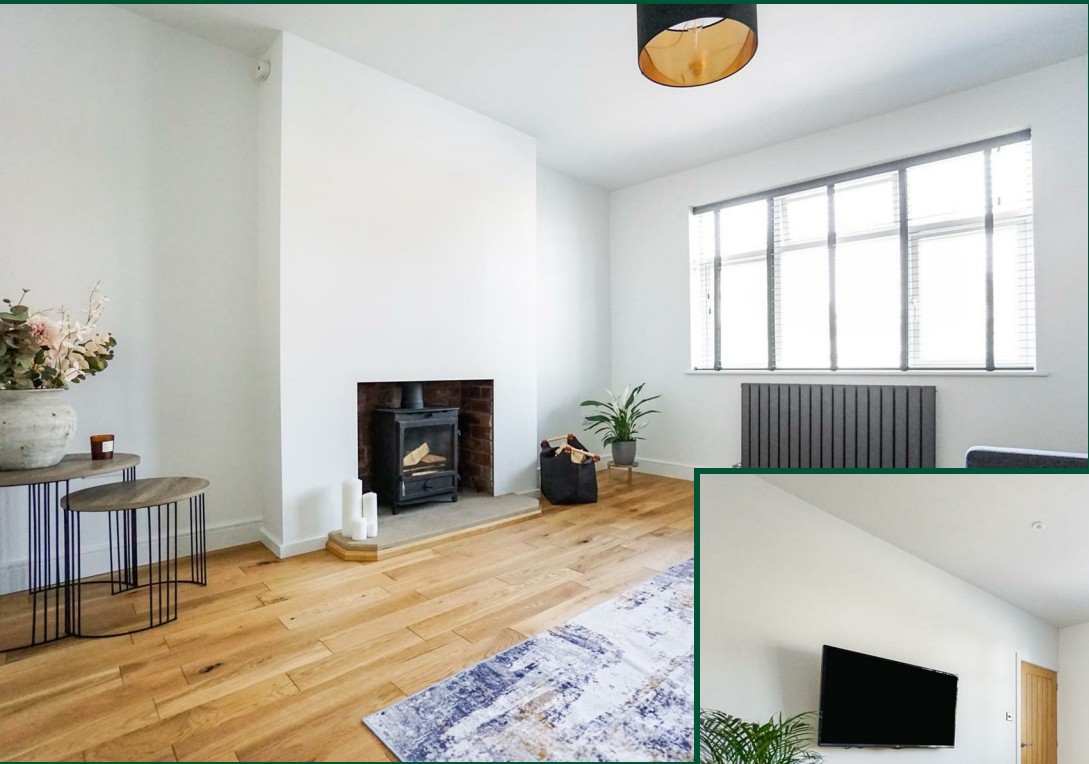
The front of the property has striking white render which looks stunning and boasts a driveway with grey block paving and stoned area with some plants. Access is given to the rear garden via a lockable gate. Curb appeal at its best!

Rear Garden

The Rear Garden is extremely spacious and is mostly laid to lawn apart from the resin path and patio area which is ideal for outside dining. The garden is fully enclosed and extremely private. Also located in the garden is an outbuilding which has an electric supply. It is currently being used as a workshop but could be used for office space etc.

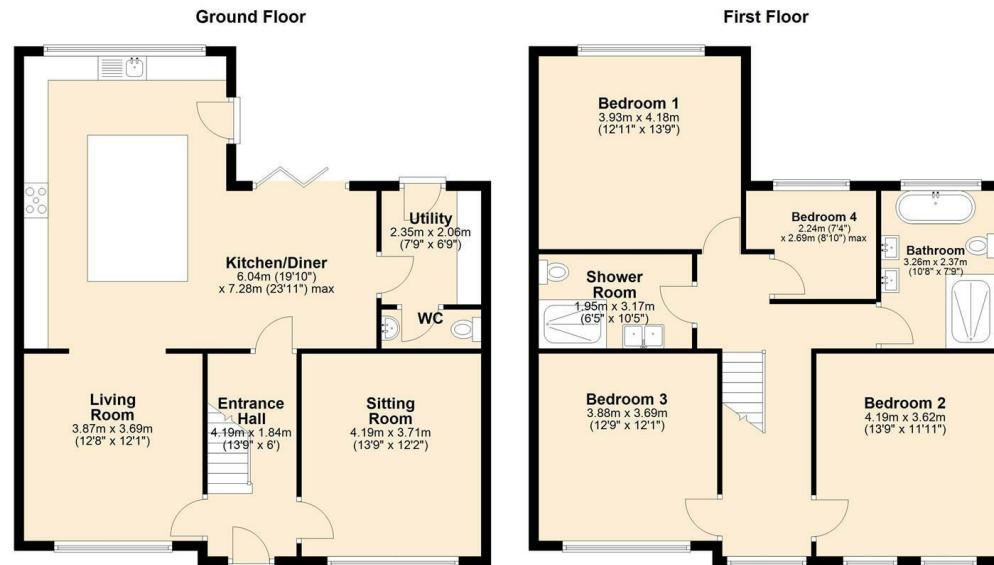
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



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