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estate agents

12 Meadow Hill Road

Hasland, Chesterfield, S41 0BG

Guide price £240,000

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Price Guided £240,000-£250,000

Offered with NO CHAIN & IMMEDIATE POSSESSION!!

Early viewing is imperative to fully appreciate the high specification to the scheme of refurbishment works that have been completed on this TWO BEDROOM SEMI DETACHED BUNGALOW!! fabulous rear plot. Ideal for outside social entertaining and with further scope for either loft conversion or to extend (subject to consents).

Located within this highly sought after residential area being within close proximity of local shops, amenities, schools and Eastwood Park and easy access to Chesterfield Town Centre, Royal Hospital, Train Station and major commuter road links including A61/A617 & M1 Junction 29.

Immaculately presented accommodation which benefits from gas central heating with a combi boiler, uPVC double glazing/fascias/soffits & end ridges. Internally comprising of side entrance into the Superb Instigated Dining Kitchen, beautifully decorated family reception room with feature contemporary fireplace and quality window shutters included in the sale. Main double bedroom and second bedroom which is a versatile room that could be used as dining room/office/home working room, it has a door into the Conservatory with under floor heating. Luxury Shower Room with 3 piece suite.

Front open plan lawn with established border having mature plants and shrubbery. Long paved driveway with centre colour stones and provides ample car standing space for 3/4 vehicles and has wrought iron gates that lead to the Detached Garage. There is ample caravan or camper van standing space. Security lighting with CCTV. Outside eater tap

Good sized rear enclosed gardens with substantially fenced boundaries. Fabulous Indian stone paved patio and garden that is mainly laid to lawn with mature shrubs & trees.

Ample caravan or camper van standing





Additional Information

Gas Central Heating- Combi Boiler 7 years old and serviced
Security Alarm System with CCTV cameras
New carpeting throughout
New shutters and blinds 2023 are included
uPVC Double Glazed Windows/fascias/guttering & end ridges
Gross Internal Floor Area - 56.3 Sq.m/605.6 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area -Outwood Academy-Hasland Hall

Dining Kitchen

12'3 x 9'9 (3.73m x 2.97m)

Side entrance composite door. Superbly fitted kitchen with a range of base and wall units with complimentary wood effect work surfaces over with inset stainless steel sink unit and tiled splash backs. Integrated oven, hob with aluminium splash back and chimney extractor above. Space for washing machine, slimline dishwasher and Integrated fridge freezer.

Inner Hallway

6'9 x 3'0 (2.06m x 0.91m)

Access to the insulated loft space via a retractable ladder. The Combi boiler which is approx 7 years old and serviced is located in the loft.

Reception Room

16'3 x 9'10 (4.95m x 3.00m)

Beautifully presented and decorated living room with an attractive contemporary marble fireplace with electric fire. Fitted quality window shutters to front aspect window are included.

Double Bedroom One

11'0 x 10'9 (3.35m x 3.28m)

Rear aspect window.

Bedroom Two/Dining Room/Office

8'9 x 7'11 (2.67m x 2.41m)

A versatile room which could be used as second bedroom/office/home working room. uPVC internal door which leads into the Conservatory.

Conservatory

8'0 x 6'11 (2.44m x 2.11m)

Underfloor heating and uPVC door to the rear garden. Fitted window blinds included.

Superb Shower Room

6'9 x 5'5 (2.06m x 1.65m)

Partly tiled and comprising of a double walk in shower area with mains shower. Pedestal wash hand basin and low level WC. Chrome heated towel rail. Tiled floor.



Outside

Front open plan lawn with established border having mature plants and shrubbery. Long paved driveway with centre colour stones and provides ample car standing space for 3/4 vehicles and has wrought iron gates that lead to the Detached Garage. There is ample caravan or camper van standing space. Security lighting with CCTV. Outside eater tap

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Detached Garage New in 2023

14'11 x 8'0 (4.55m x 2.44m)

Separate consumer unit. Power and light along with rear uPVC window and personal door to the side. Remote electrical roller door.



School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.



Validation of offer. 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.

Floor Plan

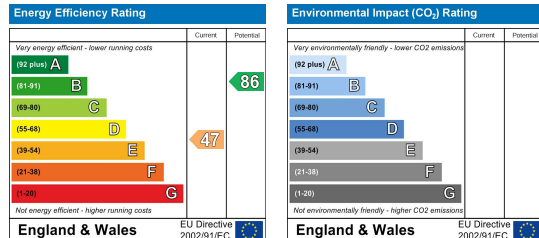


Total area: approx. 67.3 sq. metres (724.8 sq. feet)

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

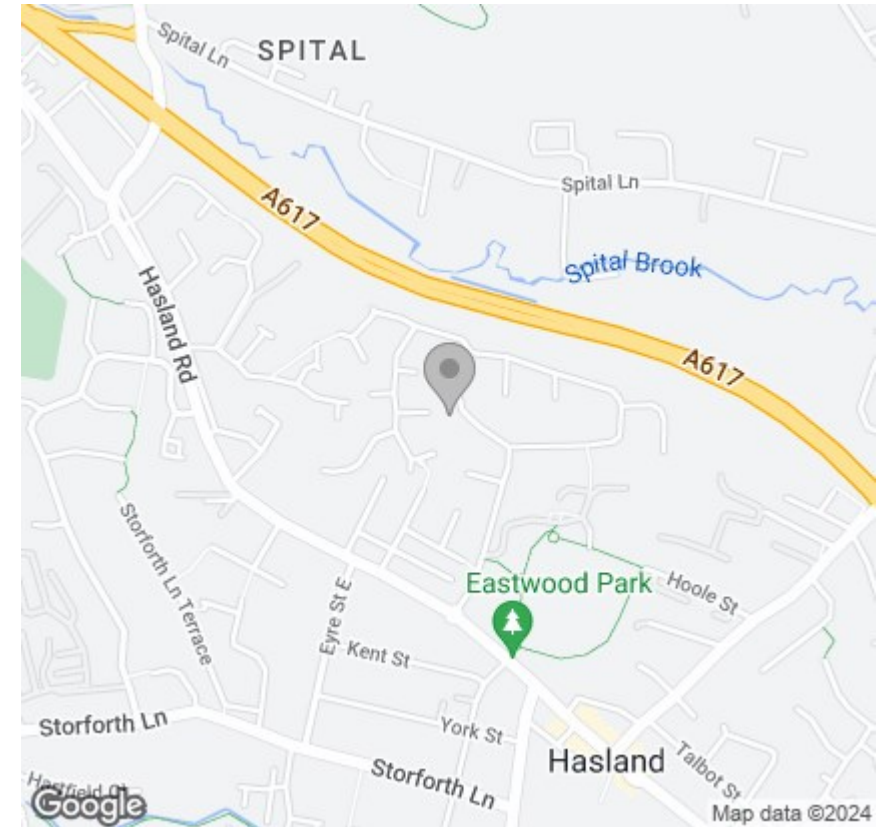
Energy Efficiency Graph



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Area Map



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, 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.

