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estate agents

222 Hady Lane

Hady, Chesterfield, S41 0DB

Guide price £260,000

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PRICE GUIDE £260,000 - £270,000

Fabulous opportunity to purchase this deceptively spacious TWO DOUBLE BEDROOM DETACHED BUNGALOW which is situated in this ever popular semi rural location close to open countryside. Within easy reach of Chesterfield town centre, train station, hospital and excellent commuter road links via the A617/A61 & M1 motorway.

Internally the accommodation benefits from gas central heating with combi boiler (serviced) uPVC double glazed windows, fascia's & soffits and includes front entrance porch to spacious entrance hall, front reception room which enjoys views towards open countryside, dining kitchen with utility space. Main double bedroom to the rear with fitted wardrobes, second double front bedroom with fitted wardrobes and views towards open fields and fully tiled wet room with 3 piece suite.

Front driveway offers ample car parking spaces and leads to the Detached Garage. Fenced boundary with area of lawn, low level walling and steps to the front entrance.

Superb fully landscaped SOUTH FACING enclosed rear gardens which are perfect for family & social external entertaining! Stone paved patio with Perspex roofing above, side rear gate to the driveway. Low gradient stone steps to upper terraced garden which includes an attractive low wall and decorative railings. Low maintenance side colour stone area and superb corner enclosed decked area with artificial turf. Summer House with power.





Additional Information

Gas Central Heating - Combi 8 yrs old & serviced
uPVC Double Glazed Windows/fascias/soffits
Gross Internal Floor Area - 88.6 Sq.m. / 953.5 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area - Outwood Academy-Hasland Hall

Porch

4'3 x 2'0 (1.30m x 0.61m)
uPVC double entrance doors into the porch.

Entrance Hall

13'6 x 4'11 (4.11m x 1.50m)
Half wood panelled walling. Access to the insulated loft space which is boarded. There is potential to convert (subject to consents)

Reception Room

13'11 x 13'5 (4.24m x 4.09m)
Front aspect window with views towards open fields.
Feature fireplace with gas fire.

Fitted Dining Kitchen

13'8 x 9'1 (4.17m x 2.77m)
Being fully tiled and comprising of a range of base and wall units with work surfaces and inset stainless steel sink unit. Space for cooker and fridge. Tiled flooring. Space for table and chairs. Door to rear hallway and utility space.

Rear Porch

3'11 x 2'11 (1.19m x 0.89m)

Utility Space

3'11 x 3'8 (1.19m x 1.12m)
The i mini combi boiler is located here, it is 8 years old and serviced. Space and plumbing for washing machine. Surplus shelving and storage space.

Front Double Bedroom 1

12'4 x 11'5 (3.76m x 3.48m)
Front aspect window with views towards open fields.
Range of Pine triple wardrobes.

Rear Double Bedroom 2

12'4 x 10'3 (3.76m x 3.12m)
Rear aspect window. Range of Pine wardrobes to the corner and complementary bedside cabinets.

Fully Tiled Wet Room

8'1 x 7'0 (2.46m x 2.13m)
Comprising of a 3 piece White suite which includes wet area with mains shower and shower screen, pedestal wash hand basin and low level WC.





Outside

Front driveway offers ample car parking spaces and leads to the Detached Garage. Fenced boundary with area of lawn, low level walling and steps to the front entrance.

Superb fully landscaped South facing enclosed rear gardens which are perfect for family & social external entertaining!

Stone paved patio with Perspex roofing above, side rear gate to the driveway. Low gradient stone steps to upper terraced garden which includes an attractive low wall and decorative railings. Low maintenance side colour stone area and superb corner enclosed decked area with artificial turf. Summer House with power. Outsidelighting and water tap.

Detached Garage

19'2 x 8'11 (5.84m x 2.72m)

Front remote door, lighting and separate power supply. Rear personal door.



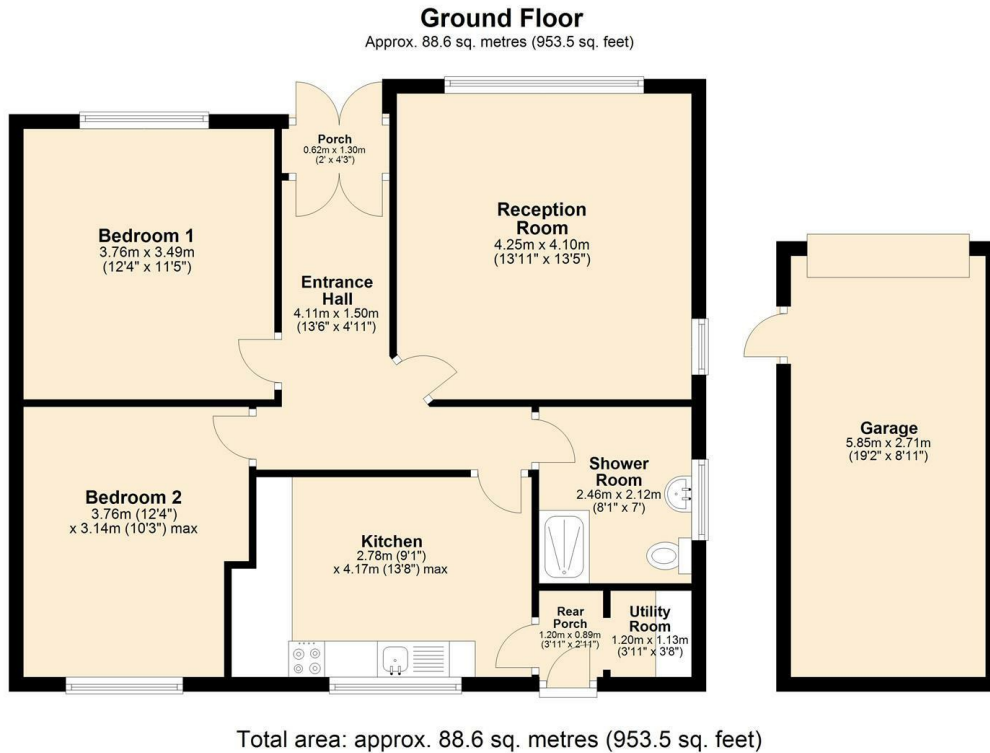
School catchment areas

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.

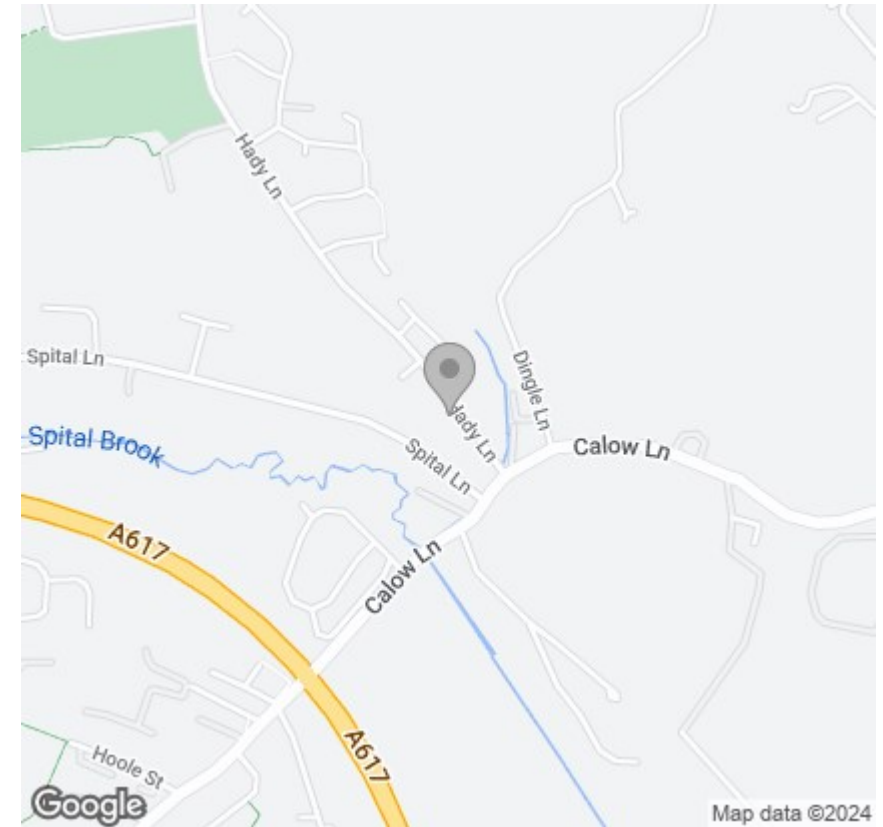


Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



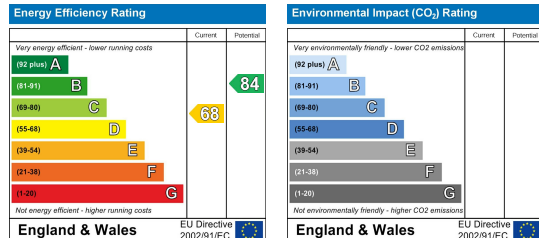
Area Map



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



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.

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