



**w****ards**  
estate agents

**62a St. Philips Drive**

Hasland, Chesterfield, S41 0RG

**£325,000**



## 62a St. Philips Drive

Hasland, Chesterfield, S41 0RG

Internal viewing is highly recommended of this very well maintained and presented TWO BEDROOM SEMI DETACHED BUNGALOW which is situated on this fabulous corner plot within this highly popular and much sought after residential village of Hasland. Easy access to all local amenities, Eastwood Park, schools, major network commuter road links, train station, hospital & Chesterfield Town Centre.

Internally the well presented interior benefits from uPVC double glazing/fascias/soffits/guttering and gas central heating with a Combi boiler and includes entrance hall, fitted kitchen, reception/dining room with front bay window, rear conservatory/porch, two double bedrooms and fully tiled shower room.

Fabulous corner landscaped gardens which are well established lawns and mature shrubs. To the rear enclosed garden there is a Block paved patio, artificial area of turf. Greenhouse, shed and fully stocked borders. External power socket, outside lighting and water tap Rear driveway with ample car standing and caravan standing space. Detached Garage

### Additional Information

Gas Central Heating- Ideal Combi Boiler serviced  
uPVC Double Glazed leaded windows/fascias/soffits/guttering and end ridges  
Recently fitted blinds included  
Security Alarm System  
Gross Internal Floor Area- 79.2 Sq.m/ 852.2 Sq.Ft.  
Council Tax Band - B  
Secondary School Catchment Area -Outwood Academy-Hasland Hall

### Front Entrance Porch

uPVC French doors and door leads into the hall.

### Entrance Hall

140" x 63" (4.27m x 1.91m)

Laminate flooring. Access via a retractable ladder to the insulated loft space with lighting. Coats storage cupboard. Airing cupboard with shelving and Ideal Combi Boiler.

### Fully Tiled Kitchen

89" x 89" (2.67m x 2.67m)

Comprising of a range of White base and wall units with complimentary work surfaces over with inset ceramic white sink. Integrated double electric oven and gas hob (new in 2023) with extractor fan above. Integrated Fridge/Freezer and space for washing machine. Front and rear aspect windows. Tiled flooring.

### Reception/Dining Room

179" x 120" (5.41m x 3.66m)

A light and airy living room with side aspect bay window. Feature fireplace with marble back and hearth and gas-fire. Ample space for dining table and chairs.







**Rear Conservatory/Porch**

6'9" x 5'4" (2.06m x 1.63m)  
Rear uPVC door onto the gardens. Patio doors lead into the reception/dining room

**Double Bedroom One**

13'2" x 9'10" (4.01m x 3.00m)  
Main double bedroom with rear aspect window. Range of mirror fronted wardrobes having hanging and shelving and additional overbed cupboards.

**Front Double Bedroom Two**

10'11" x 7'10" (3.33m x 2.39m)  
A second good sized versatile bedroom which could also be used for office or home working. Front aspect window.



**Fully Tiled Shower Room**

7'5" x 5'6" (2.26m x 1.68m)  
Attractively fitted shower room with double walk into shower area with electric shower and screen. Low level WC and wash hand basin set within vanity units. Fitted wall mirror.

**Garage**

16'2" 9'3" (4.93m 2.82m)  
Lighting and power. Remote controlled electric door

**Outside**

Fabulous corner landscaped gardens which are well established lawns and mature shrubs. To the rear enclosed garden there is a Block paved patio, artificial area of turf. Greenhouse, shed and fully stocked borders.  
External power socket, outside lighting and water tap  
Rear driveway with ample car standing and caravan standing space. Detached Garage



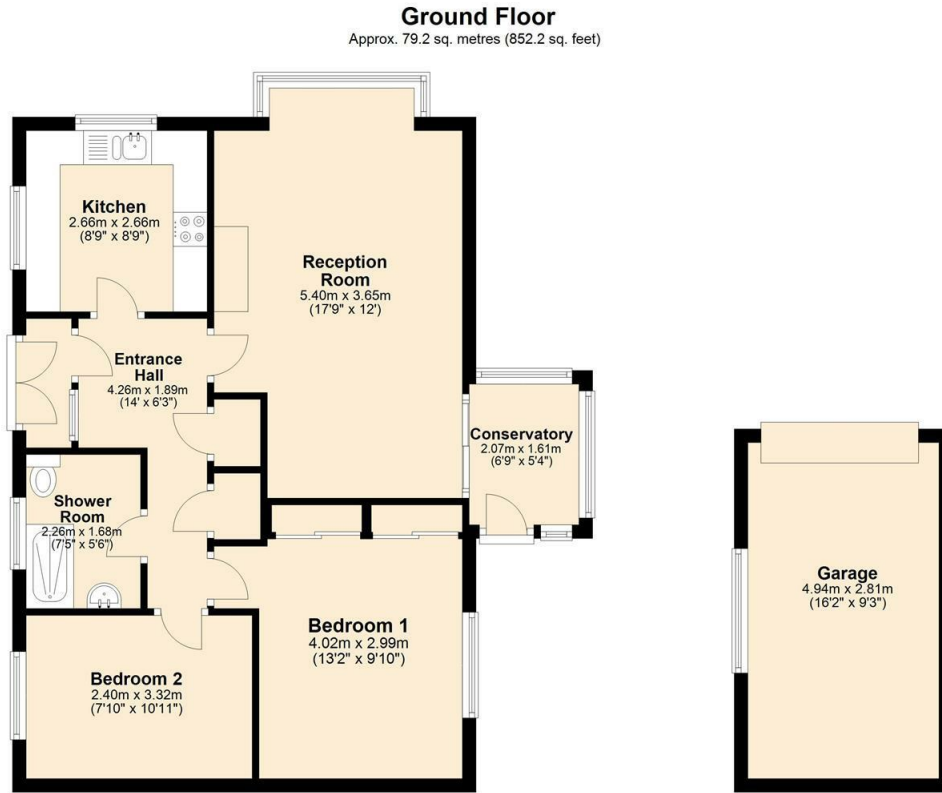
**School catchment areas**

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

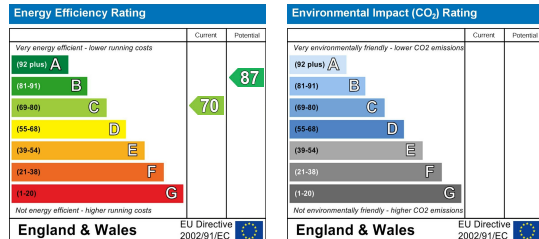


Total area: approx. 79.2 sq. metres (852.2 sq. feet)

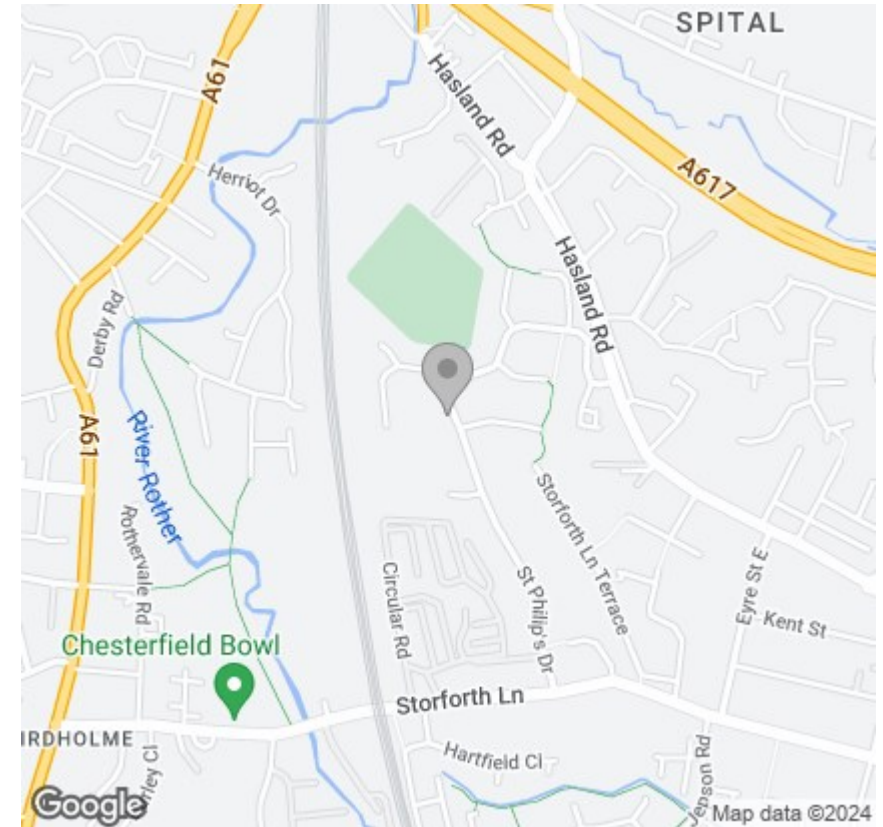
## Viewing

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



## 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.

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