



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

**181 Hady Lane**

Hady, Chesterfield, S41 0BY

**£249,950**



# 181 Hady Lane

Hady, Chesterfield, S41 0BY

Offered to the market with **NO CHAIN & IMMEDIATE POSSESSION!!**

Early viewing is recommended of this deceptively spacious **THREE BEDROOM DETACHED FAMILY HOUSE** which is situated in this extremely sought after semi rural position. Close to local amenities, reputable schools, bus routes, Chesterfield Royal Hospital and good access to major commuter links including M1 motorway J29/29a

Internally the accommodation benefits from gas central heating, uPVC double glazed windows and doors (2022) Windows, doors and garage doors all fitted by Anglia Windows 2021/22-warranty documents available.

Comprises of an open plan entrance porch into the inner Porch with access to main hallway and stairs to the first floor. Breakfast kitchen and family reception room. To the first floor main double bedroom with range of fitted wardrobes, second good sized double bedroom again benefiting from a range of fitted wardrobes/bedsides/drawer base and third versatile bedroom with could be used for office or home working. Fully tiled family shower room with 3 piece suite.

Fabulous Boscrete pressed concrete driveway which provides surplus amounts of car parking spaces with secure wrought iron entrance gates with decorative perimeter railings. Attached Double Garage.

Security lighting. Rear outside water tap and electrical sockets. Rear enclosed garden with decking area with Perspex roof covering over. Garden shed. Stone patio







### Additional Information

Gas Central Heating- Worcester Bosch Boiler  
uPVC Double Glazed Windows and doors  
Windows, doors and garage doors all fitted by Anglia Windows 2021/22- warranty documents available.  
Gross Internal Floor Area -111.8 Sq.m /1203.0 Sq.Ft.  
Council Tax Band - C  
Secondary School Catchment Area - Outwood Academy-Hasland Hall

### Entrance Porch

Front composite steps lead to the front uPVC entrance door with side glazed panels leading into the entrance porch. Outside lantern. Internal Porch with Pine ceiling and useful wall storage cupboards. Laminate flooring. uPVC door with side glazed panels leads to the rear enclosed garden. Further uPVC glazed door leads into the main entrance hall.

### Main Entrance Hall

Stairs climb to the first floor. Useful under stairs store cupboard where the Worcester Bosch Boiler is housed.

### Breakfast Kitchen

10'3" x 8'4" (3.12m x 2.54m)  
Comprising a range of base and wall units with White fronts and complimentary work surfaces with inset ceramic sink having tiled splash backs. Space for cooker, washer/dryer and fridge freezer. Laminate flooring. Rear aspect window with views towards open fields.

### Lounge/ Dining Room

23'9" x 11'6" (7.24m x 3.51m)  
A spacious well presented family living room with front aspect window. Feature contemporary marble fireplace with gas-fire. Coving. Serving hatch to the kitchen.

### First Floor Landing

Access to the attic. Store cupboard with cylinder water tank. Rear aspect window with views towards open fields.

### Front Double Bedroom One

13'0" x 10'0" (3.96m x 3.05m)  
A spacious main double bedroom with front aspect window. Full range of part mirror fronted fitted wardrobes.

### Front Double Bedroom Two

11'5" x 10'3" (3.48m x 3.12m)  
A second good sized double bedroom with front aspect window. Full range of mirror fronted fitted wardrobes with additional bedside cabinets and set of drawers.







### **Rear Single Bedroom Three**

7'11" x 7'6" (2.41m x 2.29m)

A third versatile bedroom with rear aspect window enjoying views towards open countryside. Could also be used as office or home working space. Range of wardrobes with sliding doors and an additional fitted worktops which is perfect for studying.

### **Fully Tiled Shower Room**

6'4" x 5'5" (1.93m x 1.65m)

Comprising a three piece suite which includes shower cubicle with mains shower, low level WC and pedestal wash hand basin. Chrome heated towel rail. Wall toiletry cabinet.

### **Outside**

Fabulous Boscrete pressed concrete driveway which provides surplus amounts of car parking spaces with secure wrought iron entrance gates with decorative perimeter railings.

Rear enclosed garden with substantially fenced boundaries and low maintenance garden. Open aspect at the rear. Decking area with pergola having a Perspex roof covering over and low maintenance Stone patio- perfect for family and social entertaining. Garden shed, external water tap and electrical sockets.

### **Attached Double Garage**

18'0" x 16'9" (5.49m x 5.11m)

Remote controlled roller doors (Installed 2022)

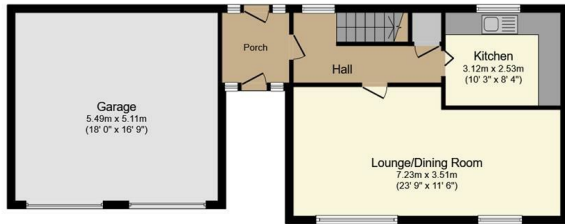
### **School catchment areas**

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



**Ground Floor**  
Floor area 71.8 m<sup>2</sup> (773 sq.ft.)



**First Floor**  
Floor area 39.9 m<sup>2</sup> (430 sq.ft.)

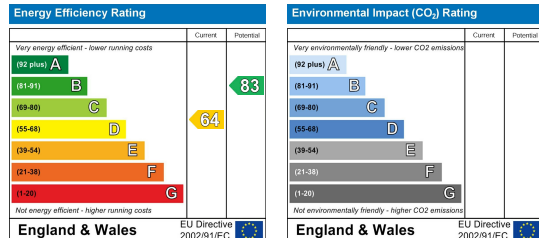
**TOTAL: 111.8 m<sup>2</sup> (1,203 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

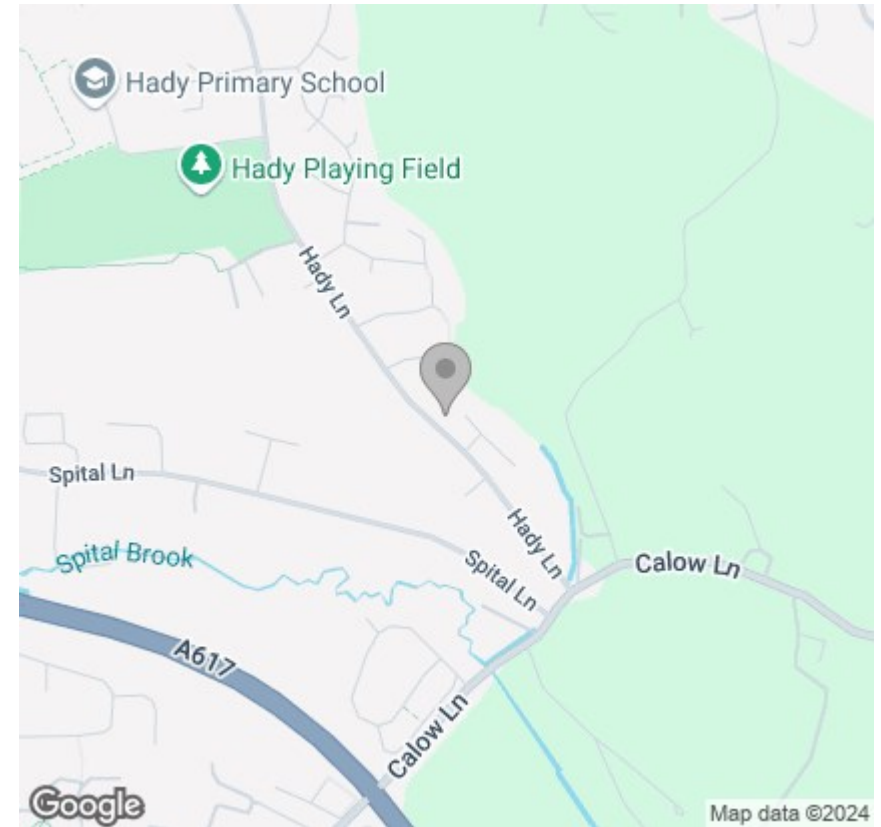
## Viewing

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.