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estate agents

48 Hady Lane

Hady, Chesterfield, S41 0DF

Guide price £325,000

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Price Guided £325,000-£350,000

Viewing is recommended to fully appreciate this deceptively spacious THREE DOUBLE BEDROOM/TWO BATHROOM DETACHED DORMER BUNGALOW situated on this impressive corner well established garden which also benefits from a detached double garage and car standing spaces to the rear!

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 includes uPVC double glazing and gas central heating with a Combi Boiler and comprises on the ground floor of entrance hall, spacious family reception room, dining room and fitted kitchen with rear uPVC Conservatory. Front double bedroom, second versatile double bedroom/office/home working space and shower room with 3 piece suite. To the first floor principle double bedroom with fabulous views towards open countryside and beautiful en suite bathroom with 3 piece suite.

Situated on an impressive elevated corner plot with well established mature gardens to all sides. Pergola with mature Grape Vine. Block paved sun terrace. Wind down Sun Canopy. Garden shed and greenhouse. Side garden area with fruit trees and berry bushes. Low stone walling and steps lead down to the detached double garage/workshop plus further car standing spaces. Well tended lawn with mature well stocked borders.

Additional Information

Gas Central Heating- Combi Boiler - serviced with British Gas
uPVC Double Glazed Windows
Security Alarm System
Gross Internal Floor Area- 144.0 Sq.m/ 1550.0 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area - Outwood Academy-Hasland Hall

Ground Floor





Entrance Hall

10'8" x 4'10" (3.27m x 1.48m)

Front composite entrance door into the Porch with internal glazed door leading into the hall.

Reception Room

11'8" x 10'4" (3.57m x 3.15m)

A generous family reception room with front aspect bay window and feature inset hearth with log burner. Open plan arch with feature stonework into the dining room.

Dining Room

13'5" x 12'11" (4.09m x 3.94m)

Rear aspect window overlooking the gardens. Staircase to the first floor.

Fitted Kitchen

11'7" x 10'7" (3.55m x 3.25m)

Comprising of a range of base and wall units with complimentary work surfaces and inset composite sink having tiled splash backs. Integrated oven, microwave and 5 ring gas hob with chimney extractor above. Space for washing machine, dishwasher and fridge freezer. Tiled floor. Rear aspect window with views over the rear gardens.

uPVC Conservatory

15'7" x 5'8" (4.75m x 1.73m)

Having a lovely rear aspect enjoying views over the terraces and rear gardens. Sliding uPVC patio doors lead onto the patio.

Front Double Bedroom Two

11'11" x 10'4" (3.64m x 3.17m)

Spacious double bedroom with front aspect window. Range of built in wardrobes with sliding doors.

Bedroom Three/Study/Office

10'11" x 10'4" (3.35m x 3.17m)

A third double versatile room which could be used for a bedroom, office or home working. Built in wardrobes

Ground Floor Shower Room

7'7" x 6'5" (2.32m x 1.98m)

Comprising of a 3 piece suite which includes a shower cubicle with rain shower, wash hand basin and low level WC are set in attractive vanity units.

First Floor

Principle Bedroom One

16'10" x 12'11" (5.15m x 3.96m)

A fabulous first floor converted dormer bedroom with fabulous views!. Useful store cupboard.

Superb Family Bathroom

9'3" x 7'9" (2.84m x 2.37m)

Being partly tiled and comprising of a 3 piece suite with bath having fountain taps, low level WC and wash hand basin set in attractive vanity unit. Chrome heated towel rail. Velux window. The Combi boiler is located here.

External Utility Room

8'0" x 4'1" (2.46m x 1.25m)

A useful utility area with space for dryer.





Outside

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Double Garage/Workshop

18'8" x 16'0" (5.70m x 4.88m)

With power and lighting. .



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.

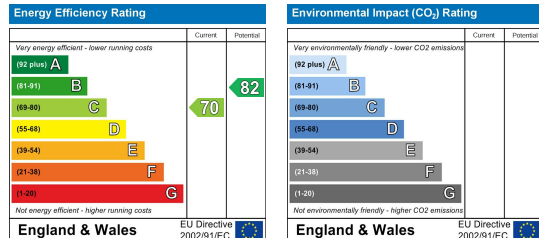
Floor Plan



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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