



wards
estate agents

7 Eastwood Close

Hasland, Chesterfield, S41 0BE

Offers in the region of £250,000

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OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION!

We are delighted to offer this Superbly Extended, Totally Refurbished and Immaculately presented TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW with fabulous rear plot. Ideal for outside social entertaining and with further scope for either loft conversion or to extend (subject to consents).

Neutrally decorated accommodation benefits from rewiring, re-plastering, new gas central heating system with Combi Boiler and uPVC double glazed windows & fascias. Internally comprises of entrance hall, reception room luxury Hi-Gloss Fitted Dining Kitchen, Extended Principle Double Bedroom with Dressing Area and range of wardrobes, second double bedroom with double wardrobe and Superb 'Wet' Shower Room with 3 piece White suite.

Mature Low Maintenance Front gardens and Pristine Block Paved front driveway to the front provides excellent car standing space and leads to the Detached Single Garage.

Enviably rear garden plot with substantial enclosed boundaries with mature trees and fantastic block paved large patio area with lower lawn areas- perfect for outside social/family entertaining!





Additional Information

Gas Central Heating new in 2020
Ideal Combi Boiler
uPVC Double Glazing/facias/end ridges
Rewired 2020
Re-plastered 2020
Gross Internal Floor Area 77.5 Sq.m / 833.8 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area-
Outwood Academy-Hasland Hall

Inner Hallway

7'2" x 6'4" (2.18m x 1.93m)

Access to the insulated loft space which offers scope for conversion (subject to consents)

Reception Room

17'11" x 10'3" (5.46m x 3.12m)

Nicely presented reception room with front aspect window.

Fabulous Dining Kitchen

16'1" x 8'10" (4.90m x 2.69m)

Comprising of an impressive range of Hi-Gloss base and wall units with complimentary work surfaces and inset sink with attractive splash backs. Integrated Electric Oven, Gas Hob and Chimney Extractor above. Integrated dishwasher, washing machine, dryer and fridge freezer. Side uPVC door leads to the rear gardens.

Principal Extended Double Bedroom

19'0" x 10'8" (5.79m x 3.25m)

Superb main bedroom with dressing area and range of fitted wardrobes. Rear aspect french doors to the rear garden. Down lighting.

Rear Double Bedroom Two

10'8" x 8'9" (3.25m x 2.67m)

A second double room with side aspect window. Fitted double wardrobe.





Luxury 'Wet' Shower Room

9'4" x 5'6" (2.84m x 1.68m)

Being mostly tiled and comprising of a beautiful 3 piece White suite which includes a superb wet shower area with rain shower. Wash hand basin and low level WC set in attractive vanity cupboards. Heated towel rail. Wall mirror and downlighting.

Detached Garage

17'7" x 8'1" (5.36m x 2.46m)

Concrete section garage with light and power. Electric doors and rear door to garden.

Outside

Mature Low Maintenance Front gardens and Pristine Block Paved front driveway to the front provides excellent car standing space and leads to the Detached Single Garage.

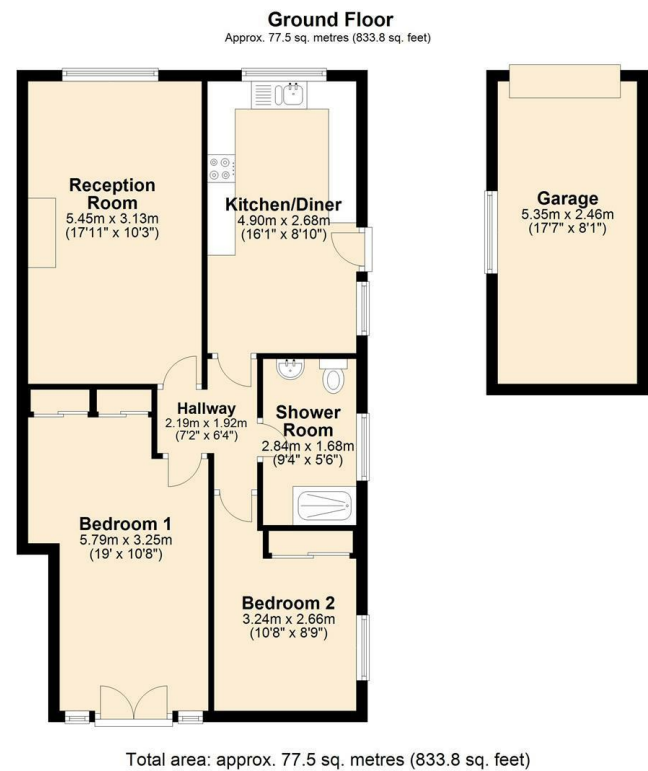
Enviably rear garden plot with substantial enclosed boundaries with mature trees and fantastic block paved large patio area with lower lawn areas- perfect for outside social/family entertaining! Security lighting and outside tap.

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.

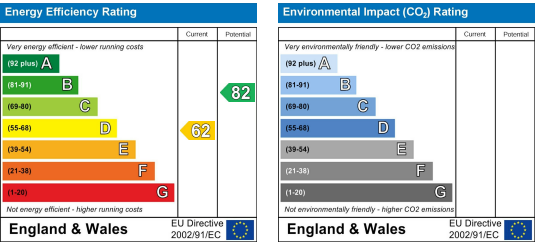
Floor Plan



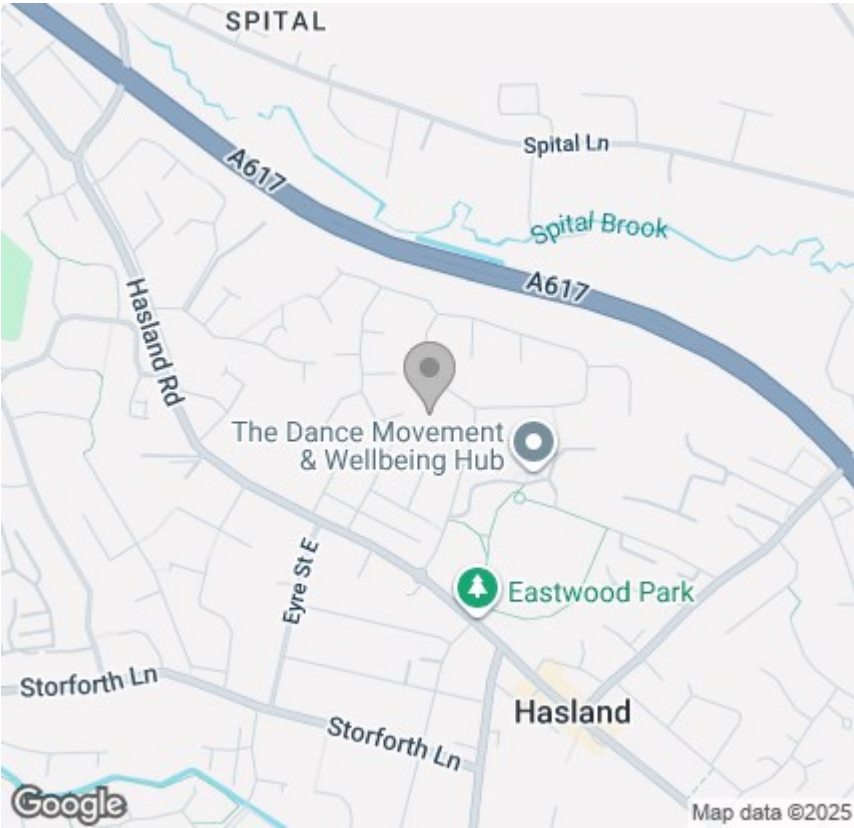
Viewing

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.

