



823 sq  
ft



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**REDBRIK**  
ESTATE AGENTS 

Helping you find  
your home at...

Norwood Avenue, Hasland, Chesterfield

Guide Price £270,000 to £275,000

£270,000 to £275,000 (Guide Price) This stunning three bedroom detached property is located in the popular residential area of Hasland.

- Three Bedroom Detached House
- Modern Fitted Kitchen With Quartz Worktops & Integrated Appliances
- Open Plan Kitchen & Dining Area Which Leads To The Patio Area
- Living Room With Log Burner Feature
- Three Good Sized Bedrooms
- Family Bathroom & Downstairs W/C
- Off Road Parking Including A Garage
- Enclosed South Facing Garden With Lawn & Patio Area
- Perfect Family Home
- Energy Rating - D, Tenure; Freehold.





This is for our family...

You'll really love the open plan kitchen and dining area, this offers the perfect family space.

The ample garden is so versatile for all the family to enjoy.

This property is located within highly regarded school catchment areas, which are also within walking distance.

Buying just for me, or with my partner...

The property has been fully renovated throughout to a high standard meaning you can move in straight away!

As the kitchen/diner opens up onto the rear garden via double doors, this creates the perfect area of entertaining guests.

This property is also within an excellent location for all transport links, including ease of access to the M1.



This could be an ideal property to downsize...

Placed in sought after quiet village with lots of peaceful walks right on the doorstep.

This accommodation offers a bright and spacious feel throughout.

The spacious garden has so much potential to become a gardeners dream.

I am looking for an investment...

We think the rental yield will be approximately 3.4%

However, based on a 25% deposit, the approximate gross return on investment (ROI) would be about 13.5%

Tenants would love the modern style, neutral decoration & off-road parking.



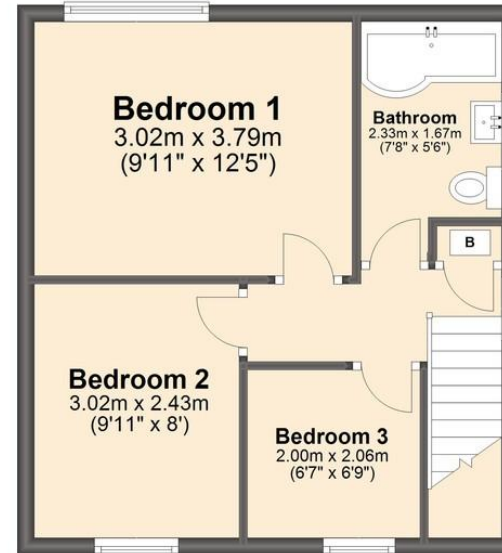
### Ground Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



### First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 76.5 sq. metres (823.2 sq. feet)

We endeavour to make these particulars as accurate as possible, but they should only be used as guidance and they do not constitute any part of the contract. All measurements are approximate and no guarantees are made to the services, heating systems, appliances (if any) or fittings as to their working order and no warranty can be given or implied.

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