



24 Lee Road,
Hady, S41 0BT

GUIDE PRICE

£240,000

W
WILKINS VARDY

GUIDE PRICE

£240,000

GUIDE PRICE: £240,000 - £250,000 - THREE BED SPLIT LEVEL SEMI - STYLISH ACCOMMODATION - ATTRACTIVE REAR GARDEN WITH SUMMERHOUSE

A beautifully presented split level semi detached home offering well appointed and stylish accommodation throughout. Thoughtfully designed to maximise space and natural light, the property features modern interiors and comfortable living areas, ideal for contemporary family living.

Spanning an impressive 1024 sq.ft., the property features a contemporary fitted kitchen and a spacious dual aspect reception room. On the lower ground floor, you will find three well proportioned bedrooms and a modern family bathroom. Outside, there is driveway parking and an attractive, enclosed rear garden with summerhouse.

Situated in a desirable location, this home benefits from easy access to local amenities, schools, and transport links, making it a practical choice for everyday living.

Book a viewing today!

- GUIDE PRICE: £240,000 - £250,000
- WELL PRESENTED SPLIT LEVEL SEMI DETACHED HOUSE
- CONTEMPORARY DUAL ASPECT FITTED KITCHEN
- SPACIOUS DUAL ASPECT LIVING ROOM
- THREE GOOD SIZED BEDROOMS
- MODERN FAMILY BATHROOM
- DRIVEWAY PARKING
- ENCLOSED REAR GARDEN WITH SUMMERHOUSE
- EPC RATING: D

General

Gas central heating (Baxi Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 95.1 sq.m./1024 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

A uPVC double glazed front entrance door with matching glazed side panel opens into a ...

Entrance Hall

With staircase descending down to the Lower Ground Floor accommodation.

Kitchen

13'7 x 11'5 (4.14m x 3.48m)

A contemporary styled dual aspect kitchen, being part tiled and fitted with a range of light grey shaker wall, drawer and base units with complementary quartz work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances include a washing machine, fridge and freezer.

Included in the sale is the range cooker with fitted extractor hood over.

Tiled floor with under floor heating, and downlighting.

Living Room

20'5 x 13'6 (6.22m x 4.11m)

A spacious dual aspect reception room, spanning the full width of the property. Fitted with laminate flooring and having a feature stone effect fireplace with an inset electric fire.

On the Lower Ground Floor

Hallway

Fitted with laminate flooring and having a uPVC double glazed door which gives access to the rear of the property.

Bedroom One

12'5 x 10'7 (3.78m x 3.23m)

A good sized double bedroom, fitted with laminate flooring and having a range of fitted wardrobes along one wall.

uPVC double glazed French doors overlook and open onto the rear patio.

Bedroom Two

12'2 x 9'0 (3.71m x 2.74m)

A good sized double bedroom with side facing window.

Bedroom Three

8'7 x 7'9 (2.62m x 2.36m)

A rear facing single bedroom.

Family Bathroom

7'8 x 5'7 (2.34m x 1.70m)

Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, wash hand basin with storage below, and a low flush WC.

Chrome heated towel rail.

Tiled floor and downlighting.

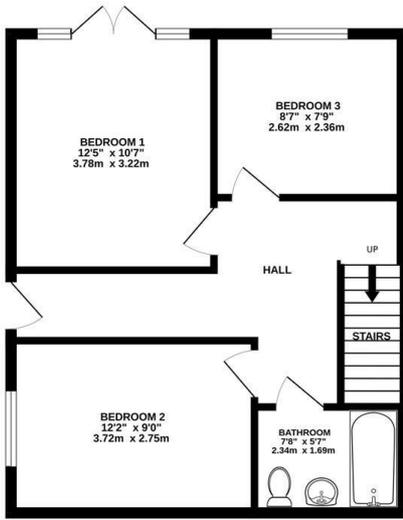
Outside

To the front of the property there is a small lawned area and a block paved driveway providing ample off street parking. An EV charging point is provided.

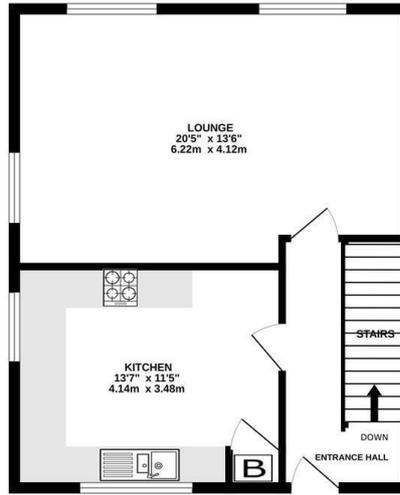
Steps from the driveway descend down to the enclosed rear garden where there is a paved patio with a chipped bark play area to the side. There is also a lawned garden with raised side borders and beds of decorative pebbles. At the bottom of the garden there is a summerhouse with light and power. A hardstanding area is also provided for a garden shed.



LOWER GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.

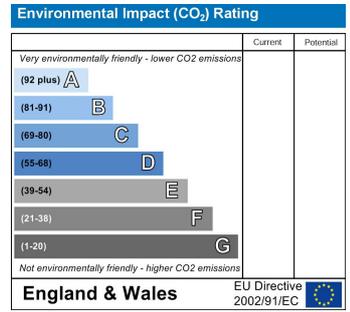
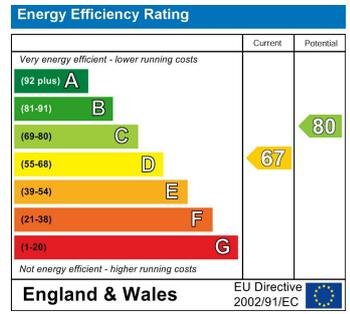


GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS

All viewings are to be arranged through the agent.

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, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical 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.

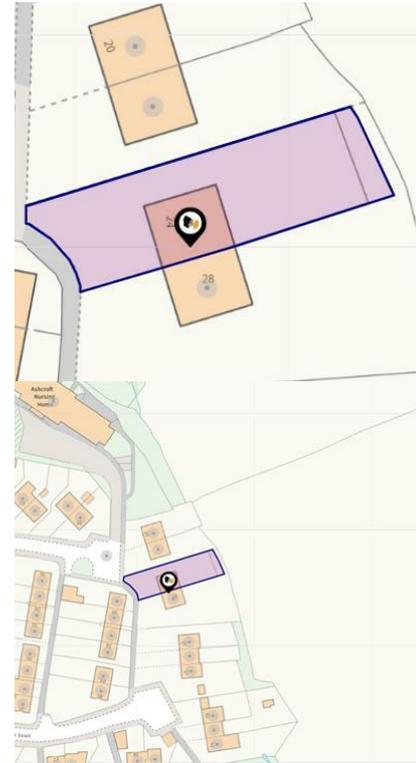
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Hasland Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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