



25 Meadow Hill Road, Hasland, Chesterfield, S41 0BG
£199,950



* CLOSE TO HASLAND SHOPS & PUBLIC TRANSPORT * SEMI-DETACHED BUNGALOW * TWO BEDROOMS (WITH FITTED WARDROBES) * SHOWER ROOM/W.C. * GOOD SIZED LOUNGE * FITTED KITCHEN * DRIVEWAY & GARAGE * GARDENS * GAS CENTRAL HEATING (MODERN BOILER) * UPVC DOUBLE GLAZED WINDOWS & DOORS * NO UPWARD CHAIN

Offering ease of access to amenities and facilities including convenience stores, independent retailers, public transport, village hall and churches this semi-detached bungalow boasts all the usual benefits of single storey living in the highly desirable suburb of Hasland.

The bungalow offers a well-proportioned living space with large picture windows providing an abundance of natural light. A welcoming reception hall provides a practical entrance space and gives access to the fitted kitchen and sitting room and then through to the two bedrooms (both with fitted wardrobes) and a modern shower room/w.c.

Gardens are positioned to front, side and rear elevations and there is a driveway providing off street parking and leading to the detached garage.

Offered to the market with NO UPWARD CHAIN this is a great opportunity to acquire an exceptionally well maintained bungalow which is in ready-to-move-into condition inside and out.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR ACCOMMODATION

Entrance Hall

A welcoming reception hall which has UPVC double glazed door and side panel to front elevation. There is also a fitted storage cupboard which houses the gas central heating boiler (understood to have been fitted in October 2024), radiator and doors leading off to:

Fitted Kitchen

8'6" x 8'6" (2.61 x 2.60)
Having been fitted with a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap. Also having built-in electric oven with ceramic hob and extractor hood over and integrated fridge. A double glazed window overlooks the side elevation and adjacent double glazed door gives access to outside. A further pantry cupboard provides useful storage and there is ceramic tiled splashbacks and radiator.

Living Room

16'2" x 11'2" (4.95 x 3.41)
A really good sized reception room which enjoys a large double glazed picture window to front elevation and radiator.

Further door leads through to:

Inner Hallway

With useful storage cupboard and access to roof space.

Bedroom One

10'11" x 11'2" (3.35 x 3.41)
Having been fitted with a range of fitted wardrobes providing ample hanging and storage facilities,

UPVC double glazed window to rear elevation and radiator.

Bedroom Two

8'1" x 8'6" (2.48 x 2.60)
Another good sized bedroom with a rear aspect and double glazed window overlooking the rear garden. There is fitted wardrobes and storage along one wall and radiator.

Modern Shower Room/WC

6'2" x 5'4" (1.89 x 1.63)
Having been fitted with a white suite comprising shower enclosure with fitted shower and glazed door and side panel, low flush w.c. with concealed cistern incorporating a vanity with inset wash basin and mixer tap with storage below. Also having double glazed window to side elevation and radiator.

EXTERNAL

Front Garden

The front of the property is beautifully presented. It has a large grassed area which wraps around the side of the property and has a flower bed to the front. There is a single path leading to the front door and down the side of the property to the side and rear gardens. The side garden provides access to the detached garage which is set away from the roadside.

Rear Garden

The rear garden has a patio area and access to the garage. It is mainly laid to lawn and has a stoned area to the side which has a fenced boundary.

Tenure

Understood to be Freehold

Services

We understand all mains services are connected to the property.

EPC Rating

64/D

Council Tax Banding

Band B - Chesterfield Borough Council

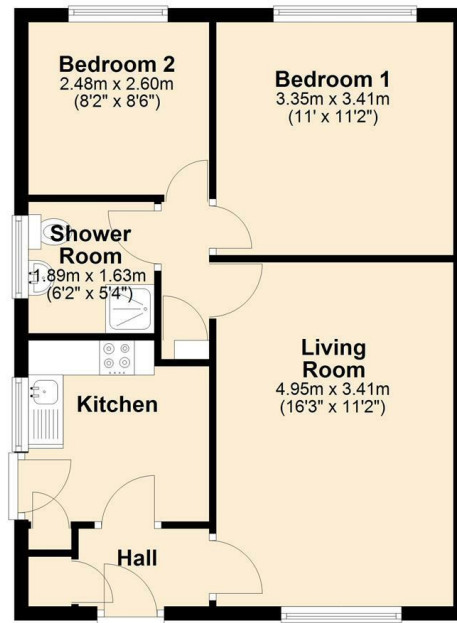
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Ground Floor

Approx. 51.0 sq. metres (548.9 sq. feet)



Total area: approx. 51.0 sq. metres (548.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

