

wards
estate agents

12 Brick Kiln Drive,

Hasland, Chesterfield, S41 0UJ

Offers in the region of £230,000

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Hasland, Chesterfield, S41 0UJ

OFFERED WITH NO ONWARD CHAIN !!

Enjoys a superb position within this extremely sought after residential cul de sac. Located within this highly sought after residential area being within close proximity of local shops, amenities, schools and Eastwood Park and easy access to Chesterfield Town Centre, Royal Hospital, Train Station and major commuter road links including A61/A617 & M1 Junction 29.

Internally the property benefits from Gas Central Heating (Worcester Bosch Combi Boiler - Serviced 22/9/26) & uPVC Double Glazing. Comprises of :- Entrance hall, Cloakroom/ W.C, spacious family reception room, Integrated White Gloss Kitchen/Diner. To the first floor :- Two double bedrooms & versatile single bedroom currently utilised as a home working office. Partly tiled family bathroom which comprises of a three piece White suite.

Front tarmac driveway offering two car standing spaces. Access to the rear of the property via a secure side gate. Outside lighting.

The rear garden offers a large patio & seating area with a mature lawn on the upper level which is a perfect space for outside social/family entertaining. Substantially fenced boundaries, attractive sleepers, mature trees, plants & shrubs. Outside electrical socket & tap.

























Additional Infomation

Gas Central Heating- Combi Boiler - Worcester Bosch Boiler - Serviced 22/9/26
uPVC Double Glazed Windows
Gross Internal Floor Area- 72.1 Sq.m/ 776.0 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area- Outwood Academy-Hasland Hall

Canopy Entrance Porch

Entrance Hall

Front composite entrance door leading to the downstairs cloakroom.

Cloakroom

6'8" x 3'6" (2.03m x 1.07m)

Comprising of a two piece suite which includes :- Pedestal wash hand basin with chrome mixer tap & low level W/C.

Reception Room

16'0" x 14'7" (4.88m x 4.45m)

Good-sized family room with stairs leading to the first floor. Front uPVC aspect window.

Kitchen/ Dining Room

14'7" x 9'9" (4.45m x 2.97m)

Comprising a range of White Gloss base & wall units with complementary worksurfaces above & matching upstands. Inset stainless steel sink, integrated single oven, induction hob with chimney extractor fan above & feature splash back. Integrated washing machine & fridge/freezer, space for washing machine. uPVC French doors leading onto the rear garden. Additional storage cupboard.

First Floor Landing

9'2" x 6'3" (2.79m x 1.91m)

With access to all three bedrooms & family bathroom. Storage cupboard where the boiler is located.

Rear Double Bedroom One

14'0" x 8'7" (4.27m x 2.62m)

Main bedroom with rear uPVC aspect window, with views over the rear garden. Access to the loft space.











Front Double Bedroom Two

11'8" x 7'5" (3.56m x 2.26m)

Good-sized bedroom with front uPVC aspect window.

Front Single Bedroom Three

7'6" x 6'10" (2.29m x 2.08m)

Versatile bedroom currently utilised as a home working office/study space. Front uPVC aspect window.

Family Bathroom

8'9" x 5'8" (2.67m x 1.73m)

Being partly tiled and comprising of a three piece White suite which includes :- bath with over head shower & screen, half pedestal wash hand basin with chrome mixer tap and low level W/C. Chrome heated towel rail.

Outside

Front tarmac driveway offering two car standing spaces. Access to the rear of the property via a secure side gate. Outside lighting.

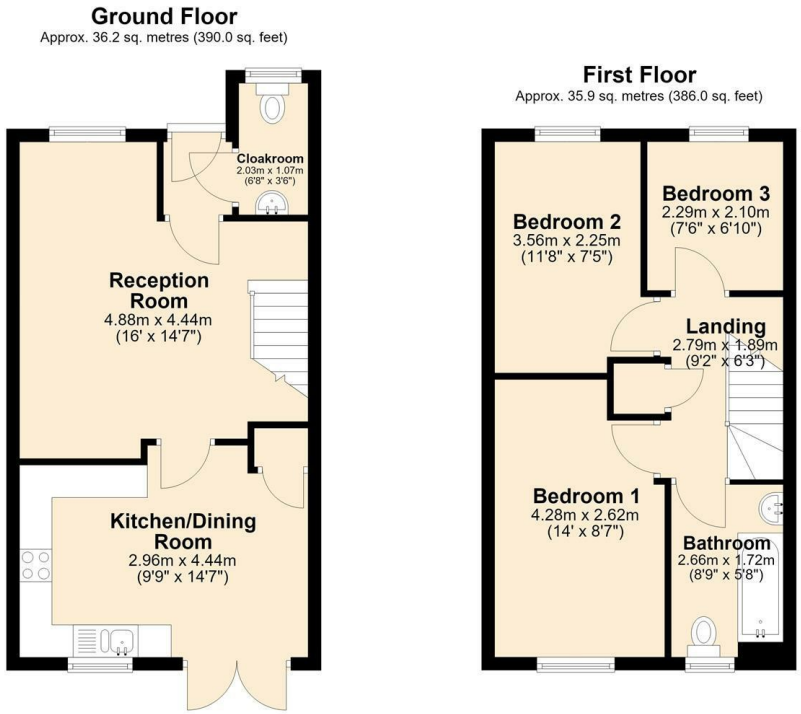
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School catchment areas

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.

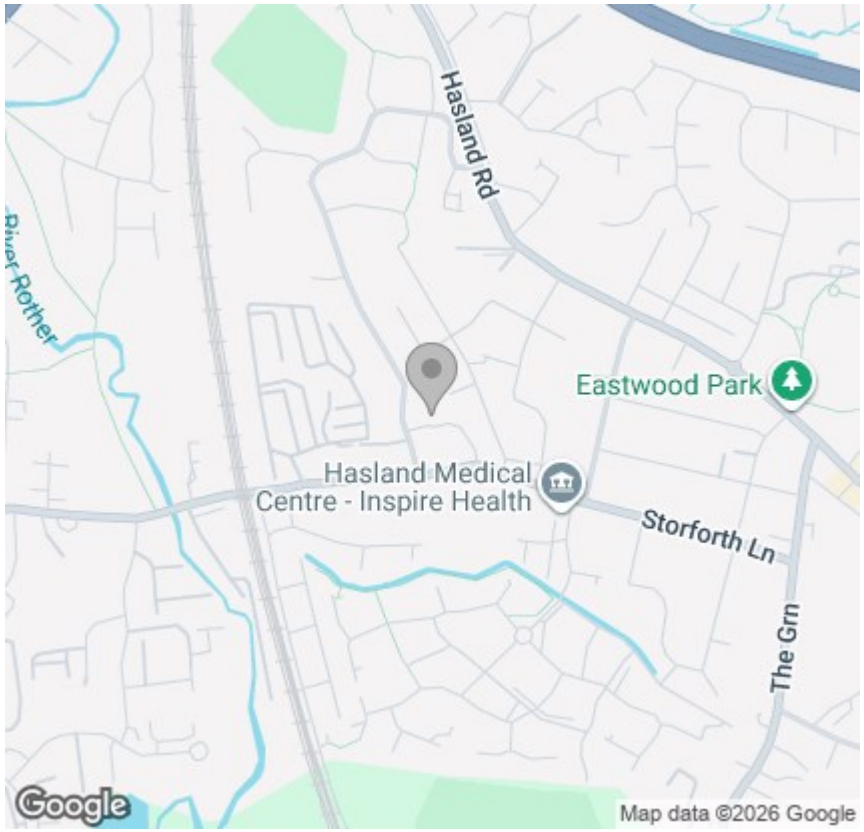
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 72.1 sq. metres (776.0 sq. feet)

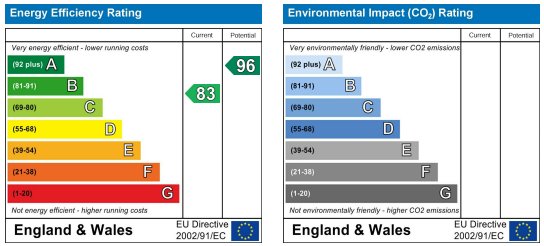
Area Map



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



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.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

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