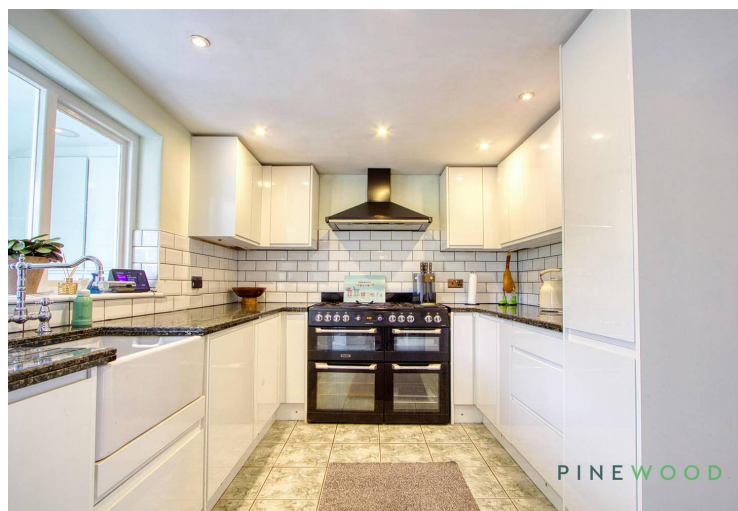




105 The Green, Hasland – S41 0JT

£360,000 Freehold

Upgraded four bed detached home in Hasland village with two receptions, modern kitchen, large garden, ample parking, close to amenities and schools. No chain. Video tour available.



PINWOOD





LOCATED IN THE HEART OF THIS SOUGHT AFTER VILLAGE AND WITH NO CHAIN

Spacious and UPGRADED detached FOUR BED family home, located in the sought-after village of Hasland, Chesterfield, offers versatile living with four bedrooms, two reception rooms, and a generous rear garden, along with ample off-road parking.

The property enjoys close proximity to a wide range of local village amenities, highly regarded schools, shopping facilities, and popular food and drink establishments. Excellent road and transport links also make travel both locally and further afield convenient. Access to the Avenue Nature Reserve for lovely walks.

The accommodation briefly comprises a porch/utility room with integrated appliances, a stunning recently fitted kitchen (2022) with granite worktops, range cooker, wine cooler, and space for an American-style fridge freezer, along with a downstairs WC with underfloor heating. There are two spacious versatile reception rooms, both featuring multi-fuel burners, providing a warm and welcoming atmosphere.

To the first floor, a bright landing leads to four well-proportioned bedrooms, a stylish family bathroom, and a separate wet room.

Externally, the property boasts a lovely enclosed easy to maintain tiered well stocked and maintained rear garden with a patio area, perfect for outdoor dining, as well as driveway parking and additional parking in the secure car port, on street parking is also available to the front of the property.

This is a fantastic family home that is expected to attract significant interest. We recommend arranging a viewing at the earliest opportunity to avoid missing out.

VIDEO TOUR - TAKE A LOOK AROUND

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING



PORCH/UTILITY AREA

13' 11" x 4' 6" (4.25m x 1.38m)

The porch is a practical and versatile space, finished with tiled flooring and fitted gloss cabinets housing a washer, dryer, and built-in shoe rack (to remain). UPVC French doors open to the exterior, complete with a dog flap for convenience. Additional features include a radiator, inset lighting, and access to a small loft area, enhancing the room's functionality.

KITCHEN

14' 3" x 9' 0" (4.35m x 2.75m)

The stunning recently fitted kitchen (2022) is well-appointed and beautifully styled, featuring tiled flooring, painted décor, and sleek granite worktops with glossy tiled splash backs. A traditional AGA cooker (can be included) takes centre stage, complemented by modern gloss-finish soft close drawers, wall and base units, and inset spotlights. Integrated appliances include a dishwasher and wine cooler, with space provided for an American-style fridge freezer. An extractor fan and a window looking into the porch complete this impressive and highly functional space

DINING ROOM

13' 11" x 12' 0" (4.25m x 3.67m)

The dining room is a charming space, finished with wooden laminate flooring and painted décor, and centred around an attractive inglenook housing a DEFRA-approved multi-fuel burner. A UPVC window allows natural light to filter through, while coving and a radiator complete the room's traditional yet homely feel.





LOUNGE/FAMILY ROOM

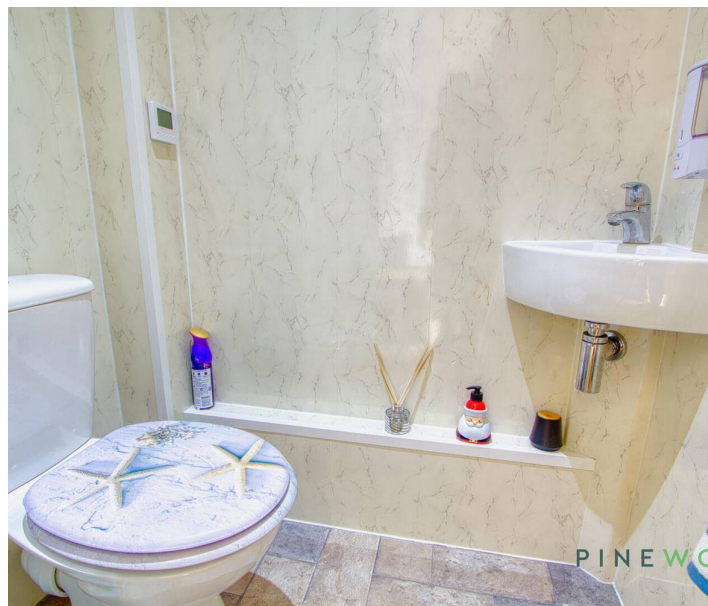
26' 9" x 15' 1" (8.15m x 4.60m)

The lounge/family room is a spacious and versatile living area, finished with a gloss laminated wooden floor and painted décor. A striking stone fireplace with multi-fuel burner, DEFRA approved, creates a cosy focal point, complemented by coving and wall-mounted lighting. Practical touches include a built-in cupboard housing the boiler and useful understairs storage. Natural light flows through the UPVC window and French doors, which also provide direct access to the rear garden.

GROUND FLOOR WC

4' 6" x 3' 1" (1.37m x 0.93m)

The WC is finished with laminate-tiled flooring and mermaid board walls, and comprises a low-flush WC and a modern wall-mounted ceramic sink with chrome mixer tap. Inset spotlights and a contemporary chrome finish complete this stylish space.



STAIRS AND LANDING

The stairs and landing are carpeted and finished with painted décor, with a radiator adding warmth. The landing provides access to the loft and also benefits from a built-in storage cupboard.

BEDROOM ONE

13' 7" x 11' 11" (4.15m x 3.63m)

The principal double bedroom is positioned at the front of the property and is finished with carpet flooring and painted décor, complemented by a feature wallpapered wall. A UPVC window allows natural light to flow in, while a radiator adds comfort to this inviting space.





BEDROOM TWO

10' 7" x 8' 10" (3.22m x 2.70m)

Bedroom Two is a rear-facing double, finished with painted décor and a dado rail. The room features a blue carpet, built-in mirrored wardrobes, a radiator, and a UPVC window overlooking the garden

BEDROOM THREE

8' 10" x 8' 9" (2.69m x 2.67m)

A rear-facing double bedroom, finished with painted décor and cream carpet. A UPVC window brings in natural light, while a radiator ensures comfort

BEDROOM FOUR

8' 4" x 8' 2" (2.54m x 2.50m)

A front-facing single bedroom, featuring carpet flooring and wallpapered décor. A UPVC window provides natural light, complemented by a radiator for comfort



WET ROOM

5' 3" x 4' 9" (1.61m x 1.45m)

The stylish wet room (fitted 2022) features fresh vinyl flooring and a walk-in shower enclosure with a chrome shower and mermaid board wall finish. A modern ceramic sink is set into a vanity unit with chrome mixer tap, complemented by a low-flush cistern WC. A wall-mounted chrome towel radiator completes the space, adding both warmth and style



BATHROOM

8' 4" x 5' 1" (2.54m x 1.54m)

The bathroom is fully tiled and fitted with a modern white suite, comprising a low-flush WC, ceramic sink set into a vanity unit with chrome mixer tap, and a shaped bath with glass screen and chrome shower. A radiator provides warmth, while a UPVC frosted window allows natural light whilst maintaining privacy. Finished with tiled-effect vinyl flooring, the room combines practicality with style

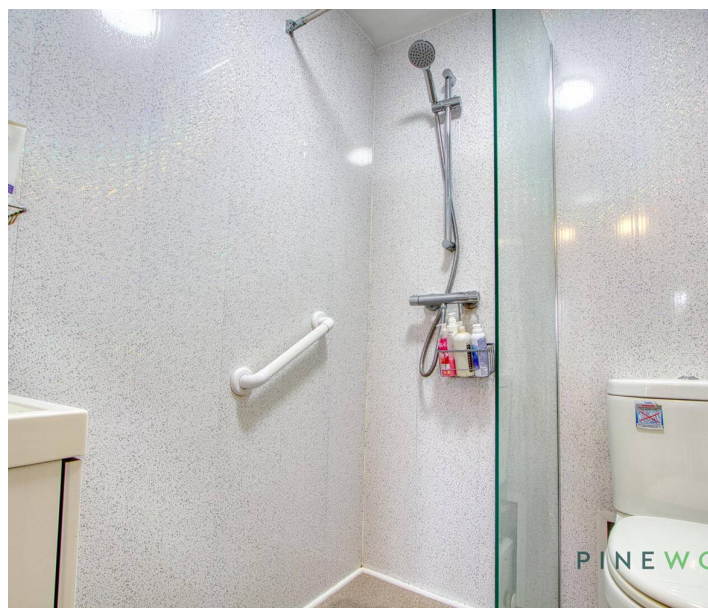
EXTERIOR

To the front, the property enjoys a block-paved driveway providing on street parking, complemented by a neat front garden, driveway for one car with additional parking under the car port for two cars. The carport has an electric roller door, lighting, and Alexa-controlled electrics for added convenience. The rear garden is fully enclosed and beautifully landscaped, offering a mix of practical and decorative spaces, plum, per and apple fruit trees, Features include a resin and gravel area with low-maintenance astro turf with limestone underneath (perfect for pets) and well-stocked borders providing vibrant seasonal colour. A dedicated vegetable growing area, raised seating area, and a paved patio create the perfect setting for relaxing, entertaining, or enjoying outdoor living

CARPORT

A versatile and secure carport offers parking for two vehicles, including one under cover, featuring an electric roller door and Alexa-controlled lighting and power for extra convenience





GENERAL INFORMATION

Total Floor Area – Council Tax Band B – Chesterfield Borough Council
EPC Rated – D rated Gas Central Heating – Combi Boiler uPVC Double
Glazing – New Glass Fitted 2025 Loft – Lighting

RESERVATION AGREEMENT MAY BE AVAILABLE

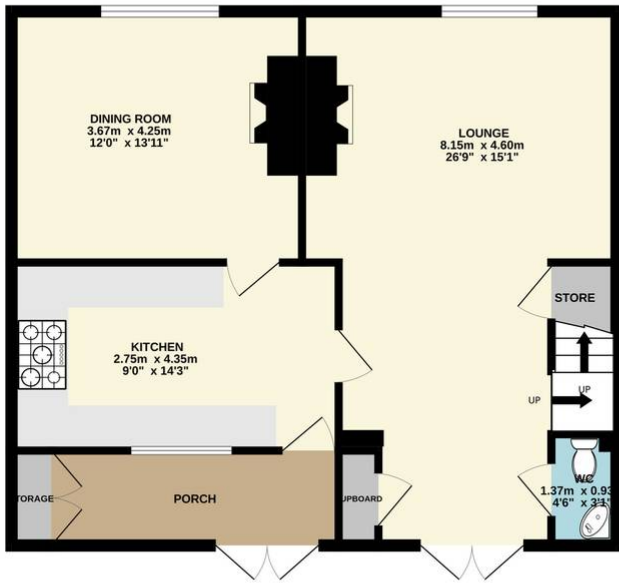
The Reservation Agreement is designed to provide buyers and sellers with greater security once a sale has been agreed. Facilitated through Gazeal, it confirms both parties' commitment to the agreed terms and helps ensure the transaction progresses in a fair and transparent way. Before a property is removed from the market, buyers and sellers are offered the option to enter into a Reservation Agreement which formally reserves the property for an agreed period while the legal process takes place. Both parties pay a small reservation fee, demonstrating a genuine financial commitment to proceed with the sale. This helps protect against issues such as gazumping or gazundering and discourages either party from withdrawing or attempting to renegotiate the agreed price. If either party withdraws without a valid reason, the other may be entitled to compensation guaranteed by Gazeal, providing added reassurance and helping reduce the risk of fall-throughs

DISCLAIMER

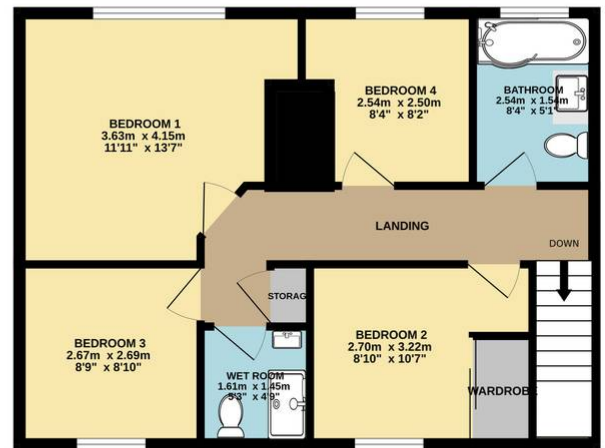
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



GROUND FLOOR
66.9 sq.m. (720 sq.ft.) approx.



1ST FLOOR
51.6 sq.m. (555 sq.ft.) approx.



TOTAL FLOOR AREA : 118.5 sq.m. (1275 sq.ft.) 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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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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