



240 Hady Hill
Chesterfield | Derbyshire | S41 0BJ

FINE & COUNTRY

240 HADY HILL



A stunningly presented, versatile and stylish family home. This individually designed, high quality five bedroom detached property is enviably located close to all local amenities, yet from the rear it boasts beautiful rural Derbyshire countryside views towards Tapton Golf course. The inside has been finished to an exceptionally high standard and this allows for a spacious and sophisticated family home.



KEY FEATURES

Completed just three years ago, the current owners have designed this attractive bespoke property, making a unique home encompassing all aspects of modern contemporary living, perfect for a family or professionals alike. The location is desirable, being in the sought-after suburb of Hady Hill – this is close to the historic market town of Chesterfield and all the facilities and amenities it has to offer, yet just moments away from the rural retreats of the Peak District National Park.

This spacious family home benefits from a private driveway with a double garage and additional off road parking. Once inside the property, the feeling is of total seclusion, tranquillity and privacy. Highlights of this beautiful property are the seamless porcelain flooring allowing for a constant internal temperature created by underfloor heating throughout; a strikingly appointed open plan dining kitchen; a light and airy lounge with access to the outside patio and garden beyond, and a hallway giving a feeling of openness to the interior. The entire house has a (MVHR) Mechanical Ventilation Heat Recovery System removing moist air from wet areas and provides fresh filtered air to all habitable rooms and bedrooms. There is ample reception space and expansive bedrooms with plenty of storage; two with ensuite shower rooms and a truly luxurious family spa bathroom.

With its easy access to local amenities, reputable schools and excellent transport links this home is perfect for a family or commuters alike and is sure to impress even the most discerning of buyers.





SELLER INSIGHT

“Having lived in the area for the past 25 years we can highly recommend the location. With only a 20 minute walk into the town centre, yet we overlook fields, woodland and two golf courses. We just open the rear garden gate and walk straight into the beautiful countryside, and yet we are less than 10 minutes' drive to the motorway to the East and about the same to the Peak District to the West so giving easy access to the whole of the country, making it a perfect location,” say the current owners.

“We've lived here at this address since its completion 3 years ago having design input to the property based on a fabulous house we admired that was set in the Ashdown Forest, Surrey, and built for both professionals and family in mind!”

“Set back on a private driveway with plenty of parking for ourselves and visitors! We are close to the local amenities with shops, playing fields and schools all within 5 minutes' walk away; St Peter St Paul Independent school is hidden away in the local woods and Hady Primary is just down Hady Lane, medical facilities and some fabulous days out at Chatsworth, Bakewell and the Peak District can also be enjoyed.”

“The property lends itself perfectly to entertaining and day to day family life. For us it's difficult to pick a favourite, the breakfast kitchen is the heart of the home and we just open the French doors to enjoy the garden with its huge array of birds, visiting squirrels and pheasants. It's fully enclosed with a large decking area and marble tiled the full length of the house creating a patio area in front of the lounge French doors, perfect for alfresco living and relaxing. The lounge is so light and comforting to settle down, chat and destress anytime of the day, but then it's lovely to retire to the beautifully vaulted master bedroom and drift off to sleep. The fifth bedroom we use as an office, which has been fantastic in lockdown being able to tilt the velux, hear and see the wildlife as you work”

We really love this home, and want to take it with us, we feel very privileged with the lifestyle it's provided for our family and we hope that the new owners enjoy it as much as we have,” conclude the current owners.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









KEY FEATURES

Ground Floor

Approaching the front of the property the attention to detail and quality of the build is evident.

This home is immaculately presented throughout and has a lovely feel as soon as you enter the impressive entrance hallway, complete with seamless wood effect porcelain tiles which showcases the quality of the interior on offer. This hallway leads to a useful downstairs cloak room and the central staircase rising to the upper half galleried landing. Adjoining the hall are double doors which open into a beautiful and elegant lounge. Flooded with light there are leaded double glazed windows to three aspects including a large bay window to the front, and French doors which lead to the rear patio and gardens beyond. This is a room for all seasons highlighted by the large brick Inglenook fireplace with an impressive solid oak beam above, which houses a log burner sitting on a Yorkstone flagged hearth.

The polished porcelain tiled floor creates space, continuity and openness which flows through to the most impressive open plan kitchen and dining area. The kitchen is beautifully appointed and fully integrated with solid walnut units. It comprises of pale grey Corian work surfaces, high-quality Miele appliances, a wine cooler, and breakfast seating. There is a connecting dining area with double doors which open onto the patio and access to the rear decking area and lawn, perfect for alfresco dining in the summer months or when the weather permits. Adjoining the kitchen is a good sized utility / laundry room with direct access to the side of the property. A real asset to the home is the integrated double garage. Accessed internally from the utility room the current owners ensured this room could offer versatility to the main accommodation by providing under floor heating and fully insulating. This could provide a variety of opportunities for example providing a home office or gym if desired.



First Floor

A solid ash beautifully crafted staircase rises to the first floor which has luxury vinyl wood effect planking throughout, with the exception of the bathrooms. The home boasts five bedrooms and family bathroom surrounding a half galled landing. Four of the bedrooms are generous doubles, two of which have integrated mirrored wardrobes and spacious contemporary fully tiled wet rooms. The principal bedroom is simply stunning, the space of which exaggerated by the beautifully crafted vaulted ceiling. The smaller fifth bedroom has a beautiful aspect due to a large skylight window overlooking the countryside beyond, perfect if desired for a peaceful office area.

The family bathroom is beautifully appointed with contemporary fixtures and fittings and boasts a truly impressive spa bath with colour changing chromotherapy mood lighting, providing an area for tranquillity.

The home has a fully bordered and insulated loft space taking in the full length of the property. This has the addition of roof lights, lighting and folding wooden access ladder.

















Outside

This home is accessed from the road by a private driveway shared by just three properties. The driveway itself is low maintenance, creates parking for several vehicles and provides access to the integrated double garage with electrically operated garage door with remoted controls.

The outside space at the rear has been well planned and thought through. The current owners have maximised this to the full and created outdoor contemporary living areas, versatile and idyllic, perfect for entertaining, relaxing, outside dining and bbq's on the decking. The garden is mainly laid to lawn and is surrounded by mature trees, shrubs and hedging. The front of the property has a pretty lawned area with mature evergreen shrubs and lavender border.



LOCAL AREA

Hady is a sought after and popular residential area of Chesterfield owing to its convenient location being less than one mile from the town centre itself. The property is within easy commute to a variety of reputable schools including St Peter & St Pauls Independent school and nursery, this being just a short walk away. The town of Chesterfield has excellent amenities including high street shopping, a wide variety of fine restaurants, gyms and cinema. Chesterfield is synonymous with markets too. It has one of the country's largest open-air markets amongst cobbled streets and stalls as well as a large indoor market. There is a wide variety of recreational activities on offer both locally and slightly further afield being so close to the Peak District National Park. There is numerous cycle, running and walking routes as well as historic places to visit such as the nearby Crooked Spire, Chatsworth House and the National Trust property of Hardwick Hall.

The property is ideally situated within close proximity to the A617 dual carriageway which leads to the M1 motorway at J29 giving easy access to Sheffield, Nottingham and Derby. Many nearby towns such as Matlock, Bakewell and Alfreton are within easy reach too as well as Chesterfield's main line train station being no more than 1 mile away.







INFORMATION

Directions

From the M1 heading north, leave at Jn29 taking the A617 exit to Chesterfield. After 5 miles approach the roundabout and take the third exit and remain on the A617. At the roundabout, take the third exit onto Hollis Lane/A632. Continue on the A632 for about 1 mile turning left opposite Hady Lane onto the private driveway where the property's entrance is on the left.

Services

Gas central heating, mains electricity, water and drainage.

Tenure

Freehold

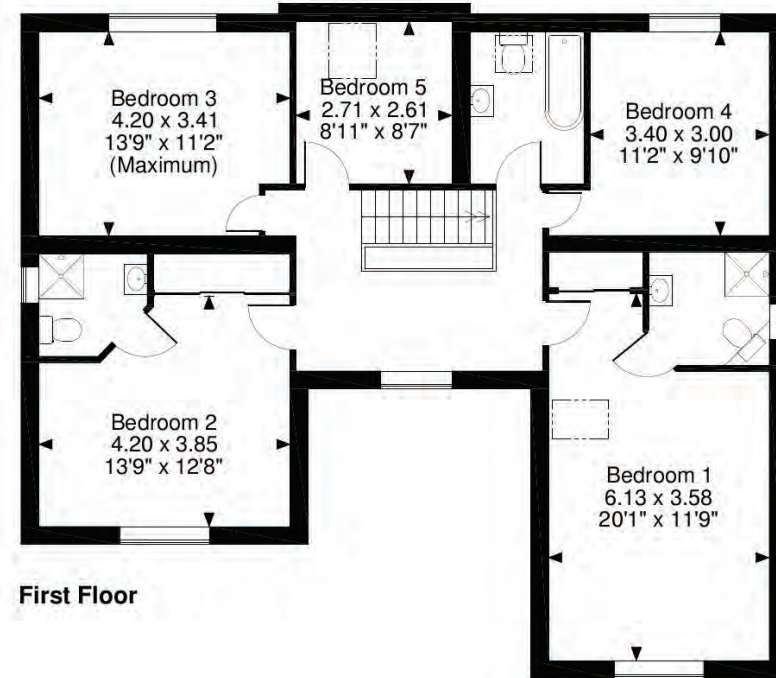
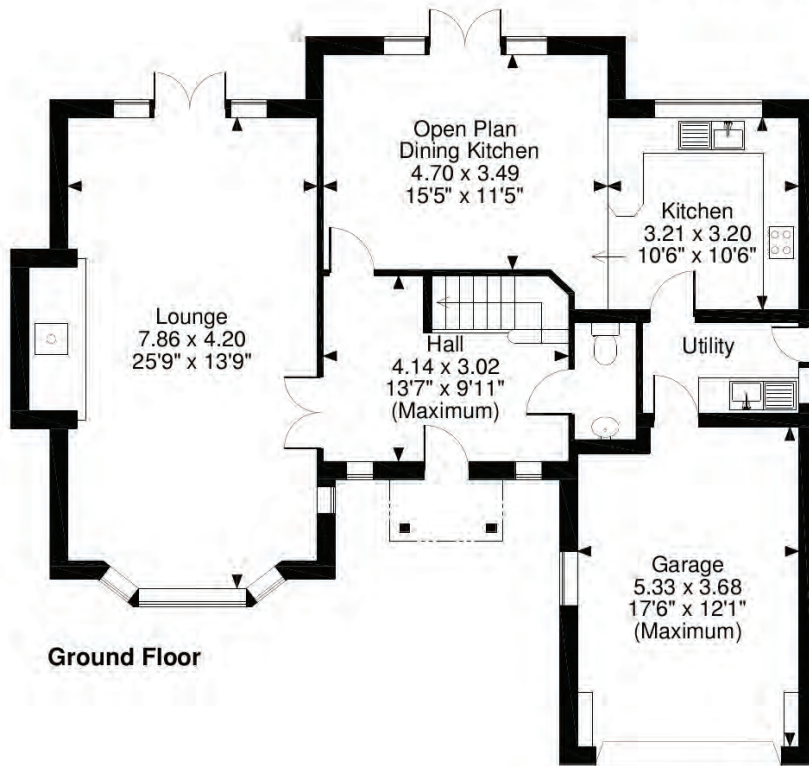
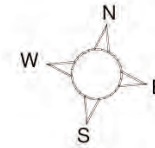
Local Authority

Chesterfield Borough Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 0114 404 0044

Hady Hill, Chesterfield
Approximate Gross Internal Area
Main House = 1919 Sq Ft/178 Sq M
Garage = 207 Sq Ft/19 Sq M
Total = 2126 Sq Ft/197 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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EPC Rating: C



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