



35 Eastwood Park Drive,
Hasland, S41 0BD

£275,000

W
WILKINS VARDY

£275,000

THREE BED DETACHED BUNGALOW IN POPULAR LOCATION ADJACENT TO EASTWOOD PARK

This three bedroomed detached bungalow offers well appointed accommodation, together with a good sized low maintenance plot and ample off street parking, making it an ideal retirement property.

Situated alongside and directly abutting Eastwood Park, the property is superbly located within walking distance from the various amenities in Hasland Village and also well placed for transport links into the Town Centre and towards the M1 Motorway.

- Superb Detached Bungalow
- Fitted Kitchen
- 4-Piece Family Bathroom
- Detached Garage & Car Port
- Adjoins Parkland
- Dual Aspect Living Room
- Three Bedrooms
- Low Maintenance Gardens
- Popular Location
- EPC Rating: D

General

Gas central heating (Glow Worm Boiler)

uPVC double glazed windows and doors

Gross internal floor area - 67.6 sq.m./728 sq.ft.

Council Tax Band - C

Secondary School Catchment Area - Hasland Hall Community School

A uPVC double glazed side entrance door opens into an ...

Entrance Hall

Fitted with laminate flooring.

Bedroom Two

12'5 x 8'4 (3.78m x 2.54m)

A front facing double bedroom fitted with laminate flooring and having a bedroom fitment comprising of wardrobes, overhead storage, bedside cabinets and display shelving.

Living Room

17'1 x 12'2 (5.21m x 3.71m)

A generous dual aspect reception room fitted with laminate flooring and having a feature fireplace with electric fire.

Kitchen

11'5 x 8'8 (3.48m x 2.64m)

Being fully tiled and fitted with a range of light beech wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a fridge/freezer, microwave, electric oven and 4-ring hob with extractor over.

Space and plumbing is provided for an automatic washing machine, and there is space for an under counter fridge.

Tiled floor and downlighting.

A uPVC double glazed door opens onto the side of the property.

Master Bedroom

11'5 x 10'9 (3.48m x 3.28m)

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

Bedroom Three

9'1 x 7'6 (2.77m x 2.29m)

A rear facing single bedroom fitted with laminate flooring.

Family Bathroom

Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath, wash hand basin set within a vanity unit, low flush WC and shower area with mixer shower.

Chrome heated towel rail.

Vinyl waterproof flooring and downlighting.

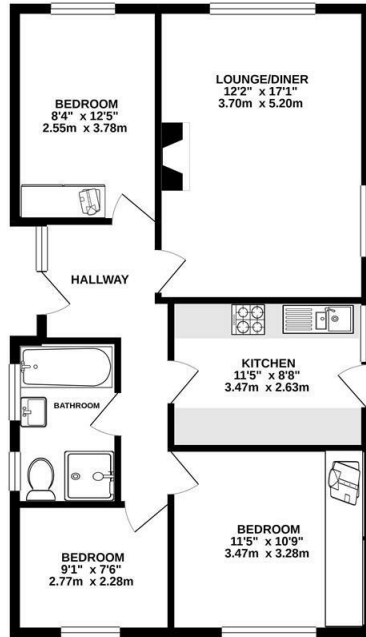
Outside

To the front of the property there is a paved and pebbled parking area with raised flower bed, adjacent to a block paved drive providing additional off street parking, leading to a Car Port and a detached single brick built garage with power.

The enclosed east facing rear garden is low maintenance, being paved and having a concrete hardstanding area and a garden shed.



GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq ft. (67.6 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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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RICS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 Hall 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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