



105 Storforth Lane,  
Hasland, S41 0PZ

£325,000

W  
WILKINS VARDY

# £325,000

A RARE FIND - EXTENDED DETACHED BUNGALOW ON 0.28 ACRE PLOT WITH SWIMMING POOL

This unique property offers huge scope to create a fantastic family home, with its spacious ground floor accommodation and a large attic room creating potential to further extend the living space (Subject to obtaining all necessary consents and approvals).

The property sits on a stunning plot of approximately 0.28 acres, with south facing garden, ample off street parking, detached garage and a swimming pool with enclosure.

Situated in this convenient location, the property is well placed for accessing the various amenities in Hasland Village and for routes into the town centre and towards the M1.

- Detached Bungalow with Swimming Pool
- Generous Living/Dining Room
- Two Good Sized Bedrooms
- Useful Attic Room - Potential
- Detached Garage, Car Port & Ample Off Street Parking
- Generous 0.28 Acre Plot
- Breakfast Kitchen
- 4-Piece Family Bathroom
- Solar Panels
- EPC Rating:

## General

Gas central heating (Worcester Greenstar RI Boiler)

Photovoltaic solar panels

uPVC triple glazed windows

Gross internal floor area - 125.8 sq.m./1354 sq.ft. (Including attic)

Council Tax Band - C

Secondary School Catchment Area - Outwood Academy Hasland Hall

## Land Included Within The Sale

We are marketing number 105 Storforth Lane, along with the 0.28 acre garden as outlined in red on the attached plan.

Our clients also own an additional parcel of land to the south which is outlined in blue. This land presently forms an extension to the garden of 105.

It is understood that this 0.4 acre parcel (outlined in blue) offers some scope for residential development, which is presently being explored by the family.

Our clients would be willing to sell the entire 0.68 acre plot, but are looking for development value for the bottom 0.4 acres.

If the additional land is not sold, our clients will retain this parcel and pursue its potential.

## Entrance Hall

Having a built-in cupboard and steps leading up to an Attic Room.

## Cloaks/WC

Fitted with a 2-piece white suite comprising of a semi inset wash hand basin with storage above and below, and a concealed cistern WC.

Built-in cupboard.

Vinyl flooring.

## Living/Dining Room

24'5 x 15'1 (7.44m x 4.60m)

A generous reception room having a feature stone fireplace with inset gas fire, display niches and extending to the side to provide TV standing.

A uPVC double glazed sliding patio door overlooks and opens onto the rear patio.

## Bedroom Two

9'7 x 8'4 (2.92m x 2.54m)

A side facing good sized single bedroom.

## Breakfast Kitchen

12'0 x 9'9 (3.66m x 2.97m)

Being part tiled and fitted with a range of pine wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap,

Integrated appliances to include an eye level electric double oven and 4-ring gas hob with extractor over.

Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer.

## Inner Hall

Having double doors opening to a storage area having space for a chest freezer.

## Master Bedroom

15'9 x 12'3 (4.80m x 3.73m)

A generous front facing double bedroom having a range of fitted furniture to include wardrobes and drawer units.

## Family Bathroom

Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer taps, semi inset wash hand basin with vanity unit below, bidet and low flush WC. Built-in airing cupboard housing the gas boiler and hot water cylinder. Vinyl flooring.

## On the First Floor

### Attic Room

34'3 x 12'4 (10.44m x 3.76m)

A generous and versatile rear facing room.

## Outside

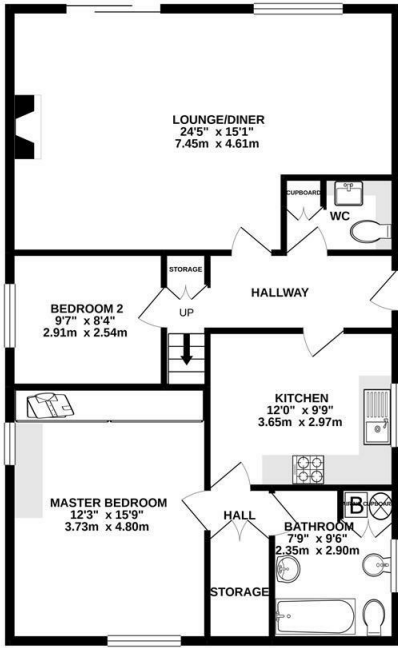
To the front of the property there is a large block paved drive providing ample off street parking/turning area, together with an attractive planted corner bed.

The block paving continues down the side of the property to a carport and a detached single garage having light, power and solar panels.

A gate at the side of the garage gives access to the enclosed south facing rear garden which comprises of a paved patio and good sized lawn with mature planted borders and seed beds. Beyond here there is an area with fruit trees, soft fruit bushes and a lean to greenhouse, as well as a large uPVC double glazed pool house. Whilst we are unaware of any specific issues, the condition of the swimming pool cannot be confirmed, and therefore we would ask any prudent purchaser to make their own enquiries/investigations prior to making an offer.



GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.8 sq.m.) 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 here have not been tested and no guarantee is given to their operability or efficiency can be given.  
Made with Metropix (12/20)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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#### 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, gas fire, kitchen appliances, 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.

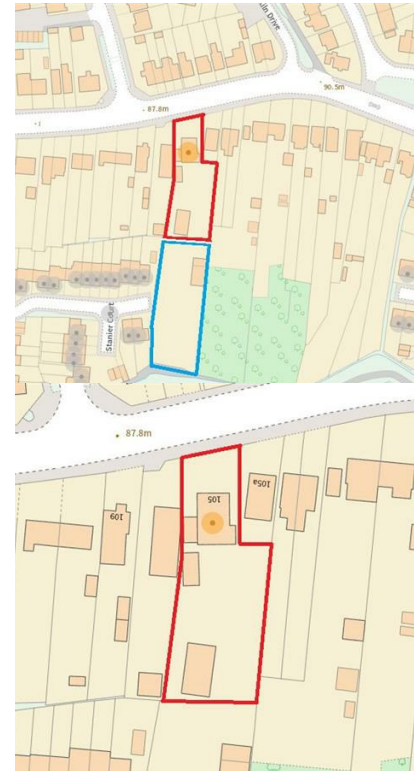
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall 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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