



Plot 1 The Green,  
Hasland, S41 0LW

OFFERS AROUND

£224,950

W  
WILKINS VARDY

OFFERS AROUND

# £224,950

LAST PLOT REMAINING - NEW BUILD DETACHED BUNGALOW

Built to the highest standards and benefitting from a 10 year new build guarantee is this superb two double bedroomed detached bungalow offering generously proportioned and contemporary styled accommodation, with a superb dining kitchen and living room with patio doors opening onto a landscaped garden.

The property sits at the entrance of this fantastic development of three new build bungalows, in this popular central location, easily accessible for the local amenities in Hasland Village and for commuter links into Chesterfield and the M1 Motorway.

- Stunning New Build Bungalow
- Central Location
- Generous Living Room
- Superb Breakfast Kitchen
- Two Double Bedrooms
- Bathroom/WC
- Off Street Parking
- Patio & Lawned Gardens
- 10 Year Guarantee
- EPC Rating: TBC

## General

Gas central heating

uPVC double glazed windows and doors (except side entrance door which is composite)

Gross internal floor area - 64.7 sq.m./697 sq.ft.

Council Tax Band - TBC

Secondary School Catchment Area - Hasland Hall Community School

10 Year CRL Guarantee

## Superb Breakfast Kitchen

17'7 x 10'2 (5.36m x 3.10m)

Fitted with a range of cream shaker style wall, drawer and base units with wood effect work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include dishwasher, fridge, freezer, electric oven and induction hob with stainless steel extractor over.

Space is provided for a washing machine.

Built-in storage cupboard.

Engineered oak flooring and downlighting to the ceiling.

## Living Room

17'7 x 12'2 (5.36m x 3.71m)

A generous reception room with two windows to the side elevation and French doors which overlook and open onto the rear garden.

## Inner Hall

### Bedroom One

14'4 x 10'2 (4.37m x 3.10m)

A good sized front facing double bedroom.

### Bedroom Two

10'11 x 10'5 (3.33m x 3.18m)

A front facing double bedroom.

## Bathroom

Being part tiled and fitted with a contemporary white 3-piece suite comprising tiled-in bath with bath/shower mixer tap and mixer shower over, wash hand basin with storage below and low flush WC.

Chrome heated towel rail, tiled floor and downlighting to the ceiling.

## Outside

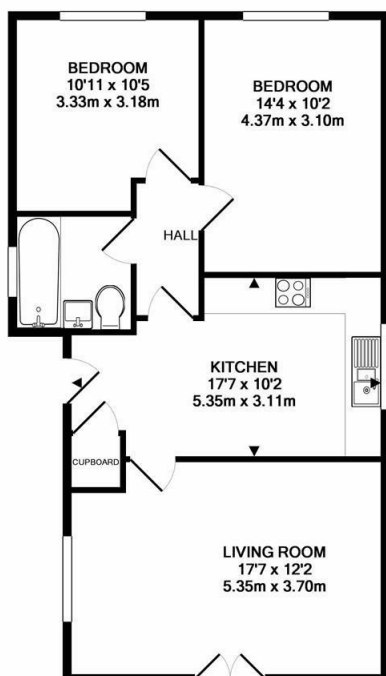
The property is accessed by a private shared drive. To the front and side of the property there is a paved walkway with gravel borders.

To the rear of the property there is a paved patio and lawned garden with shrub borders. There is also off street parking on site for two vehicles.









TOTAL APPROX. FLOOR AREA 697 SQ.FT. (64.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

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RICS



## 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, 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.

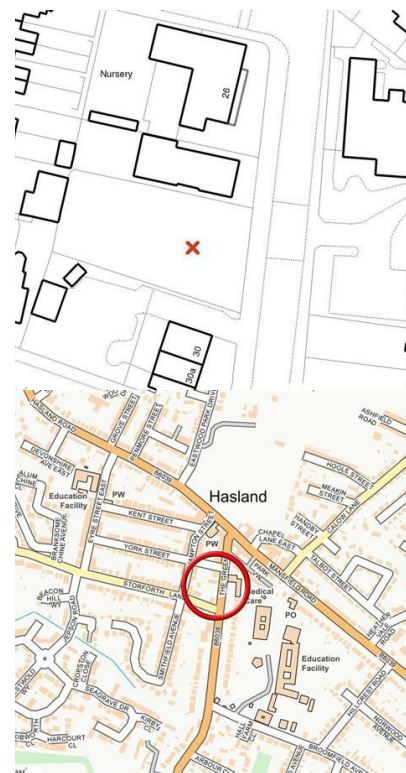
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## 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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