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estate agents

**Hazlehurst 102 Littlemoor**

Newbold, Chesterfield, S41 8QQ

**Guide price £190,000**



## Hazlehurst 102 Littlemoor

Newbold, Chesterfield, S41 8QQ

Guide Price £190,000 - £200,000

Early Viewing is Highly Recommended of this Recently Refurbished Two bedroom Detached Bungalow situated in this every popular residential suburb, close to all local amenities, shops, bus routes, doctors, chemist and within easy access of the Town Centre. Offered with Gas CH (Combi) uPVC double glazed windows. Fascias, soffits & gutters all newly replaced in Sept 2019. The accommodation comprises of Hall, Fully Refitted Integrated Kitchen with Granite work surfaces, Lounge, two bedrooms (master with French Doors to the Rear Garden) and Re-Fitted Bathroom. Front mature gardens with Conifer privacy screen hedge, driveway with Security Wrought Iron Gates giving access to the Detached Single Brick Garage and Rear Enclosed Garden with nice sized lawn/side borders & paved pathways.

### Additional Information

Gas central heating - Worcester Bosh Combi Boiler

uPVC double glazing windows. Fascias, soffits & gutters all newly replaced Sep 2019

New Internal Doors

Gross internal floor area - 66.6sq.m/716 sq.ft. Inc garage

Council Tax Band - C

Secondary School Catchment Area - Outwood Academy Newbold

### Side Entrance Door

uPVC door leads into the Hall

### Hall

Coats cupboard. Linen storage cupboard. Laminate flooring. Access to the insulated loft space via a retractable ladder.

### Re-fitted Kitchen

9'10 x 7'11 (3.00m x 2.41m)

Benefiting from a front aspect window with a view over the surrounding frontage. Recently refitted with a contemporary range of base and wall units with high quality granite work surfaces, tiled splash backs & inset stainless steel sink with chrome mixer tap. Integrated Double Oven, 5 Ring Gas Hob with Chimney Extractor above. Integrated Smeg Dishwasher and space for Washing Machine & Fridge Freezer. Worcester Bosh Combi Boiler. Tiled floor.







### **Lounge**

15'6 x 12'6 (4.72m x 3.81m)

Front facing aspect room with lovely bay window enjoying a view over the surrounding frontage. Fireplace with gas-fire and laminate flooring.

### **Rear Bedroom One**

12'2 x 8'9 (3.71m x 2.67m)

Rear aspect facing bedroom with uPVC French Doors that lead onto the rear garden.

### **Rear Bedroom Two**

8'8 x 7'11 (2.64m x 2.41m)

View over the rear garden.



### **Refitted Bathroom**

Partly tiled with recently re-fitted white 3 piece suite comprising of Panelled Bath, Pedestal Wash Hand Basin, Low Level WC. Tiled floor.

### **Outside**

Front mature gardens with Conifer privacy screen hedge. Ample Car Standing Space on the Driveway with Security Wrought Iron Gates giving access to the Detached Single Brick Garage. Rear Enclosed Garden with nice sized lawn/side borders & paved pathways. Garden Shed.

### **Detached Single Brick Garage**

With power & lights.



### **School catchment areas**

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.





Floor Plan

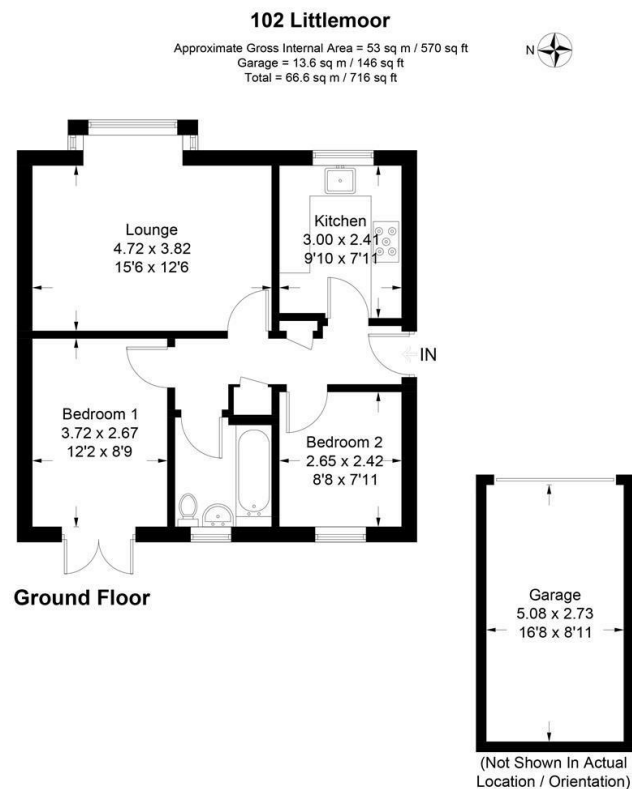
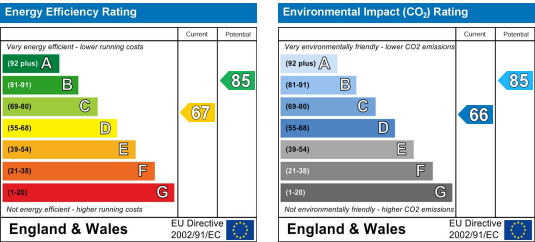


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usket.com © (ID594649)

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, (space for more things to be added as custom) 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.

