



134 Hady Lane,
Hady S41 0DE

£315,000


WILKINS VARDY

£315,000

COMING SOON - AN ADDITIONAL FIVE PLOTS RELEASED - RESERVATIONS BEING TAKEN

Following the success of Phase 1 with all four houses now under offer, Wilkins Vardy are proud to launch another five executive detached houses to the market, with completion anticipated towards the end of 2019/early 2020.

The houses will be the same as those already built on Phase 1, so viewings can be accommodated to appreciate the size and quality of these spacious four double bedroomed detached homes, conveniently situated just 1.4 miles from the town centre and well placed for the train station and Royal Hospital.

- New Build
- Superb Dining Kitchen
- Downstairs Cloakroom
- Family Bathroom
- Garage
- Four Bedroomed Detached
- Lounge
- En-Suite to Master
- GCH & uPVC Double Glazing
- EPC Rating: TBC

General

Gas Central Heating
uPVC Double Glazing
Current Energy Band - TBC
Gross Internal Floor Area 154.sq.m/1658 sq.ft
Council Tax Band – TBC
Secondary School Catchment Area – Hasland Hall Community School

On the Ground Floor

Entrance Hall

13'7 max x 12'4 max (4.14m max x 3.76m max)
Staircase leading to the galleried First Floor Landing
Two built in storage cupboards
Hi-gloss wooden flooring
Down lighting to the ceiling

Cloakroom/WC

Containing a white low flush WC and pedestal wash hand basin

Superb Lounge

21' x 14' (6.40m x 4.27m)
A beautifully spacious room overlooking the rear garden, and featuring two sets of uPVC double glazed French doors leading down via steps onto the garden area

Stunning Fitted Dining Kitchen

21' x 13'4 (6.40m x 4.06m)
The kitchen will be provided with hi-gloss wooden flooring, and a range of Cream hi-gloss wall, drawer and base units, including an island unit, all complemented by the wooden work surfaces and matching splashbacks
Inset porcelain 1 1/2 bowl sink unit with mixer tap
Integrated double oven with halogen hob and stainless steel chimney-style extractor over

NB: Depending on the time of reservation, the purchaser may be able to choose from a selection of kitchen fittings.

Separate Utility Room

7'5 x 7'1 (2.26m x 2.16m)
With matching units as per the Kitchen, plus an integral bottle rack within a base unit
Further integrated appliances include an automatic washing machine and dishwasher
Tiled flooring

On the First Floor

Galleried Landing

Having downlighting and a velux roof window

Master Bedroom

14'3 x 10'10 (4.34m x 3.30m)
A generous double bedroom

Part Tiled En-Suite Shower Room

Containing a White suite comprising of a fully tiled corner shower cubicle with electric shower, low flush WC and a pedestal wash hand basin
Tiled flooring

Bedroom Two

17'6 x 9'9 (5.33m x 2.97m)
A second good sized double bedroom

Bedroom Three

13'4 x 10'5 (4.06m x 3.18m)
A third double bedroom

Bedroom Four

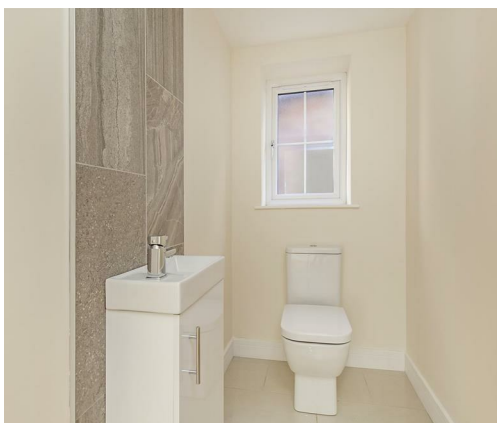
13'4 x 10'4 (4.06m x 3.15m)
A fourth double bedroom

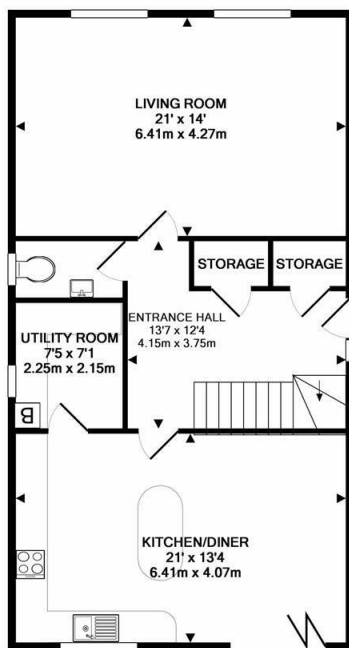
Part Tiled 4 Piece Family Bathroom

Containing a White suite comprising of a tiled bath, low flush WC and a pedestal wash hand basin
Separate fully tiled corner shower cubicle with mains shower
Tiled Flooring, down lighting and velux roof window

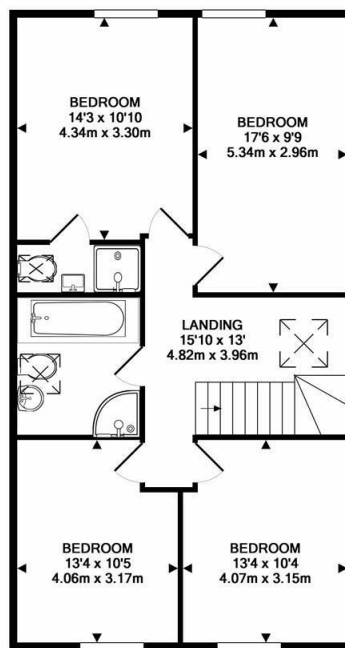
Outside

Detached brick built Garage
External lighting to Garage and front/rear gardens
Turf to front and rear gardens plus rear garden fencing
Outside tap





GROUND FLOOR
APPROX. FLOOR
AREA 829 SQ.FT.
(77.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 829 SQ.FT.
(77.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1658 SQ.FT. (154.0 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

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RICS



VIEWINGS

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, 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.

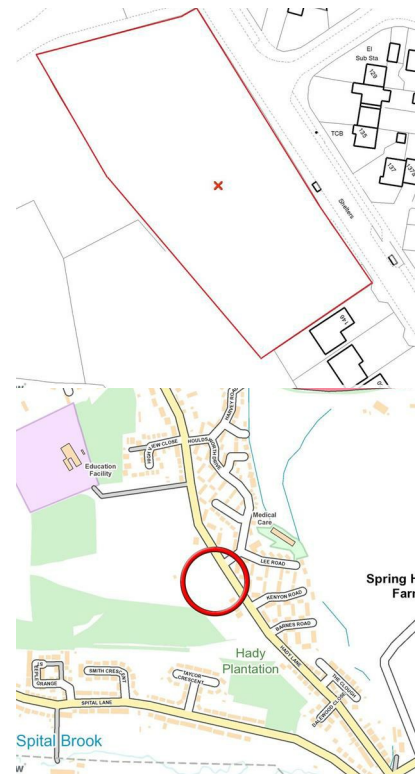
SCHOOL CATCHMENT AREAS

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

wilkins-varady.co.uk