

10 Oadby Drive,
Hasland, S41 0YF

OFFERS IN EXCESS OF

£295,000

W

WILKINS VARDY

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£295,000

SUPERB FAMILY HOME

Tucked away in a cul-de-sac is this immaculately presented four double bedroomed, two 'bathroomed' detached family home offering generously proportioned and contemporary styled accommodation, together with garaging and an enclosed low maintenance rear garden with summer house/office.

The property is situated in this popular and established residential area, conveniently placed for all local amenities in Hasland Village and easily accessible for commuter links and the Town Centre.

- Detached Family Home
- Two Reception Rooms
- Utility Room & Cloaks/WC
- En Suite & Family Shower Room
- Integral Garage & Low Maintenance Gardens
- Cul-de-Sac Position
- Superb Kitchen
- Four Double Bedrooms
- External Summer House/Office
- EPC Rating: D

General

Gas central heating (Ideal Classic Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 113.9 sq.m./1226 sq.ft.
Council Tax Band - E
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

A double glazed composite door opens into the ...

Entrance Hall

Having a tiled floor and staircase rising to the First Floor accommodation.

Living Room

16'10 x 12'5 (5.13m x 3.78m)
A generous bay fronted reception room with an opening leading through into the ...

Dining Room

9'9 x 8'7 (2.97m x 2.62m)
A rear facing reception room having a marble tiled floor and a glazed uPVC door opening onto the rear garden.

Superb Kitchen

11'6 x 9'11 (3.51m x 3.02m)
Fitted with a range of Azure hi-gloss wall, drawer and base units, including a pull out larder unit, together with complementary Corian work surfaces and upstands.
Inset 1½ bowl single drainer rock sink with mixer tap.
Integrated appliances to include a microwave, electric double oven and 5-ring gas hob with Electrolux angled extractor over.
Hardwearing vinyl flooring.
This room also has a built-in under stair store cupboard.

Utility Room

8'0 x 5'8 (2.44m x 1.73m)
Again, fitted with a range of Azure wall and base units with Corian work surface and upstands.
Inset single drainer rock sink with mixer tap.
Space and plumbing is provided for an automatic washing machine and there is space for a fridge/freezer.
Hardwearing vinyl flooring.

Cloaks/WC

Fitted with a 2-piece suite comprising of a pedestal wash hand basin with tiled splashback and low flush WC.
Hardwearing vinyl flooring.

On the First Floor

Landing

With loft access hatch and a built-in airing cupboard housing the hot water cylinder.

Master Bedroom

15'0 x 12'8 (4.57m x 3.86m)
A generous front facing double bedroom, with a door leading through into the ...

En Suite Shower Room

Being fully tiled and fitted with a 3-piece suite comprising of a shower cubicle with electric shower, wash hand basin with storage unit below and low flush WC.
Heated towel rail and laminate flooring.

Bedroom Two

12'5 x 8'10 (3.78m x 2.69m)
A front facing double bedroom having a built-in over stair store cupboard.

Bedroom Three

10'2 x 7'6 (3.10m x 2.29m)
A rear facing double bedroom having a built-in storage cupboard.

Bedroom Four

10'0 x 9'9 (3.05m x 2.97m)
A rear facing double bedroom, currently used as a Study.

Family Shower Room

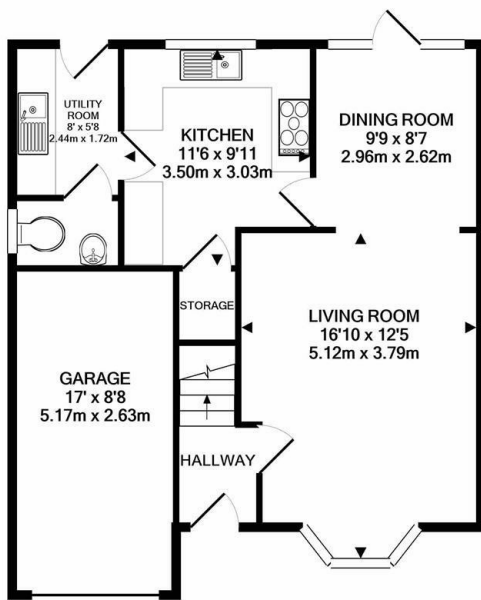
Being fully tiled in Travertine and fitted with a 3-piece suite comprising of a walk-in shower with mixer shower, semi inset wash hand basin and concealed cistern WC.
Heated towel rail and tiled flooring.

Outside

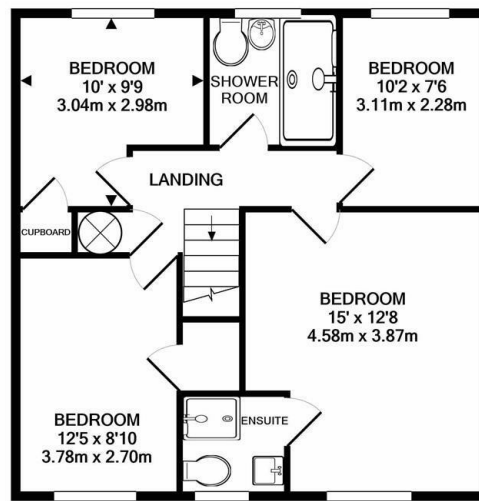
A shared block paved drive leads up to the property, where there is a further block paved drive providing off street parking and leading to the integral garage. Adjacent to the driveway there is a pebbled garden.

A path to the side of the property gives access to the enclosed rear garden where there are two decked seating areas and decorative slate and pebbled beds with shrubs. There is also a large insulated summer house/office (12'0 x 12'0) which has light, power and its own consumer unit. The current owner has utilised this as a workshop for her own business.





GROUND FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 594 SQ.FT.
(55.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1226 SQ.FT. (113.9 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		68
(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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		63
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 units, 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.

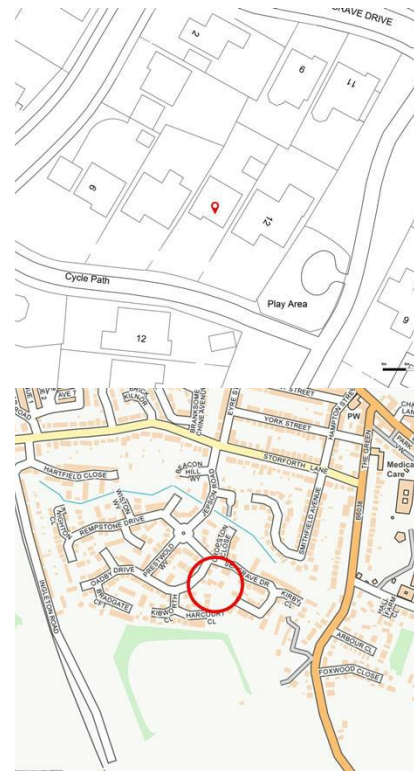
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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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