



1 Burgess Close,
Hasland, S41 0NP

£275,000

W
WILKINS VARDY

£275,000

EXTENDED FAMILY HOME ON GENEROUS CORNER PLOT

Occupying a corner cul-de-sac position, is this extended four bedroomed, two 'bathroomed' semi detached house offering well proportioned and neutrally presented accommodation, including two reception rooms, together with an integral garage and good sized rear garden.

The property is situated in this popular and established residential area, well placed for the local amenities in Hasland Village and for commuter links into Chesterfield Town Centre and for the M1 Motorway, J30.

- Extended Semi Detached House
- Two Reception Rooms
- Utility Room & Cloaks/WC
- En Suite & Family Bathroom
- Enclosed Rear Garden
- Corner Plot
- Kitchen
- Four Bedrooms
- Integral Garage
- EPC Rating: D

General

Gas central heating (Main Combi Boiler)
uPVC double glazed windows
Gross internal floor area - 129 sq.m./1389 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

14'6 x 11'5 (4.42m x 3.48m)
A good sized front facing reception room having a feature fireplace with painted fire surround, marble inset, hearth and fitted coal effect gas fire.
Stripped and varnished wood flooring.
French doors open into the ...

Dining Room

10'9 x 7'11 (3.28m x 2.41m)
A second reception room with window overlooking the rear garden.
Stripped and varnished wood flooring.
A squared opening leads through into the ...

Kitchen

19'3 x 8'0 (5.87m x 2.44m)
Being part tiled and fitted with a range of cherry wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a dishwasher, and there is space for an under counter fridge and slot-in cooker with fitted stainless steel cooker hood over.
There is a door to a useful built-in pantry.
Tiled flooring.

Utility Room

9'10 x 7'11 (3.00m x 2.41m)
Having a single drainer stainless steel sink with tiled splashback, mixer tap and base units below.
There is a fitted worktop with space and plumbing below for an automatic washing machine and there is space for a freezer.
Built-in storage cupboard.
Tiled flooring.

Cloaks/WC

Fitted with a 2-piece suite comprising of a low flush WC and corner wash hand basin.
Built-in storage cupboard.
Tiled flooring.
A stable door gives access onto the rear of the property and a further door gives access into the integral garage.

On the First Floor

Landing

With stripped and varnished wood flooring.
Loft access hatch.

Master Bedroom

13'2 x 10'8 (4.01m x 3.25m)
A rear facing double bedroom with stripped and varnished wood flooring. A door leads through into the ...

En Suite Shower Room

Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, semi inset wash hand basin with storage below.
Chrome heated towel rail.
Stripped and varnished wood flooring.

Bedroom Two

14'6 x 10'2 (4.42m x 3.10m)
A generous double bedroom with windows to the front and rear elevations, and having a range of fitted wardrobes.

Bedroom Three

11'11 x 8'1 (3.63m x 2.46m)
A rear facing double bedroom.

Bedroom Four

10'9 x 6'11 (3.28m x 2.11m)
A front facing single bedroom with stripped and varnished wood flooring, currently used as a study.

Family Bathroom

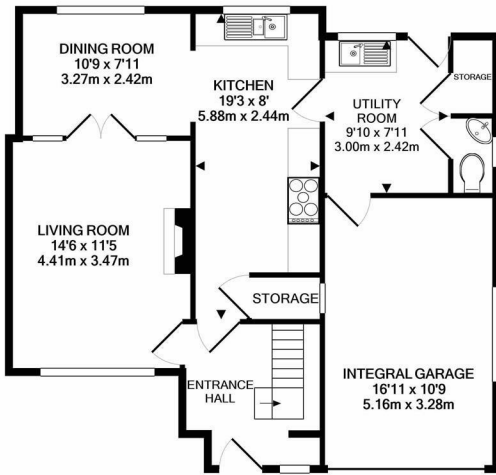
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and low flush WC.
Chrome heated towel rail.
Stripped and varnished wood flooring.

Outside

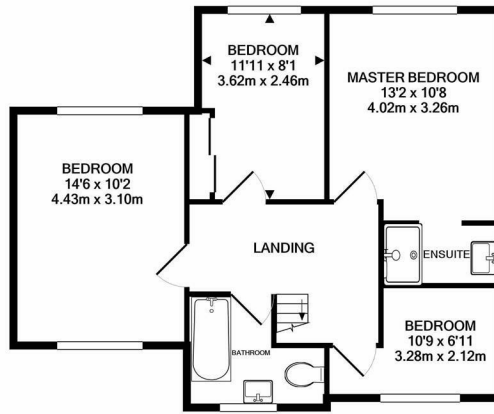
The property sits on a good sized corner plot at the entrance to Burgess Close, with a wooden gate opening onto a block paved drive providing ample off street parking and leading to the integral garage having an electric 'up and over' door, light, power and heating. There is also a lawned garden and mature planted borders.

A side gate gives access to the rear of the property, where there is a block paved patio area, lawned garden with mature planted border and a further paved patio with a brick built BBQ. There is also a hardstanding area suitable for a garden shed or greenhouse.





GROUND FLOOR
APPROX. FLOOR
AREA 765 SQ.FT.
(71.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 623 SQ.FT.
(57.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1389 SQ.FT. (129.0 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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(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		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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Relocation agent network

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, 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 Consultant.



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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