



42 Hartfield Close,
Hasland, S41 0NU

OFFERS IN EXCESS OF

£200,000

W

WILKINS VARDY

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£200,000

SUPERB FAMILY HOME IN CONVENIENT LOCATION

This fantastic four bedroomed, three 'bathroomed' mid town house offers generously proportioned and well presented family sized accommodation over three storeys. Benefitting from an enclosed south west facing rear garden and off street parking in this secluded cul-de-sac, the property is well placed for the local amenities in Hasland Village and for the Town Centre.

- Three Storey Town House
- Open Plan Kitchen/Diner
- Cloaks/WC & Useful Store Room
- Generous Living Room
- Four Bedrooms & Dressing Room
- Three Bathrooms
- Off Street Parking
- Secluded Cul-de-Sac
- NO CHAIN
- EPC Rating: C

General

Gas central heating (Sime Boiler)
uPVC double glazed windows and doors (except front entrance door which is composite)
Gross internal floor area - 123.4 sq.m./1328 sq.ft. (including Store/Garage)
Council Tax Band - C
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

Storm Porch

With a composite door giving access to the ...

Entrance Hall

Having a tiled floor, built-in double cupboard and staircase rising to the First Floor accommodation.
A door from here gives access to a ...

Store Room

11'0 x 8'1 (3.35m x 2.46m)
A useful store room which was previously the garage. It is felt that the garage could be easily re-instated if required.

Cloaks/WC

Having a tiled floor and fitted with a white 2-piece suite comprising of a pedestal wash hand basin with tiled splashback and low flush WC.

Kitchen/Diner

14'9 x 13'11 (4.50m x 4.24m)
Fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, washing machine, electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over
Space is provided for a fridge/freezer.
Tiled flooring and downlighting.
French doors overlook and open onto the rear patio.

On the First Floor

Landing

Living Room

14'9 x 13'10 (4.50m x 4.22m)
A generous reception room, having two windows overlooking the front of the property.

Shower Room

Fitted with a white 3-piece suite comprising of a shower cubicle with mixer

shower, corner wash hand basin and low flush WC.
Chrome heated towel rail.
Vinyl flooring.

Bedroom Two

8'8 x 7'3 (2.64m x 2.21m)
A rear facing single bedroom with a door giving access to a ...

Dressing Room

8'9 x 7'2 (2.67m x 2.18m)
A versatile rear facing room. Again, it is felt that the original larger bedroom could be re-instated if needed.

On the Second Floor

Master Bedroom

14'8 x 10'9 (4.47m x 3.28m)
A good sized double bedroom with two windows overlooking the front of the property. A door leads through into the ...

En Suite Shower Room

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

Bedroom Three

8'11 x 7'3 (2.72m x 2.21m)
A rear facing single bedroom.

Bedroom Four

7'5 x 7'3 (2.26m x 2.21m)
A rear facing single bedroom.

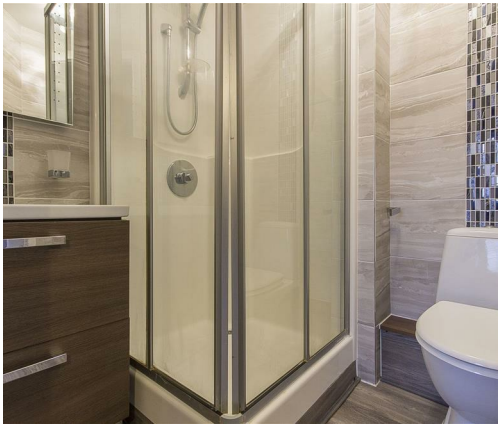
Family Bathroom

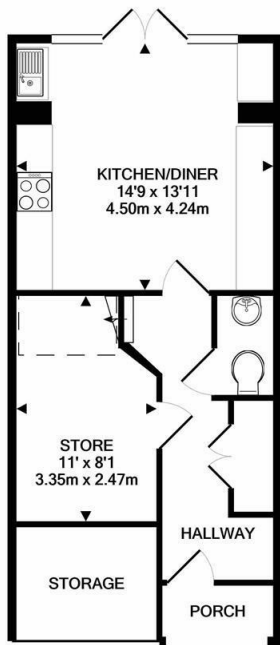
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer taps, pedestal wash hand basin and low flush WC.
Vinyl flooring.

Outside

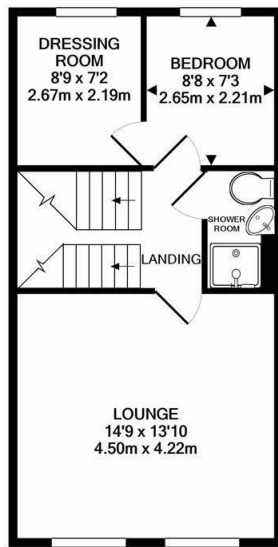
To the front of the property there is a tarmac drive providing off street parking and leads to an Integral Store Room (former Garage which has been converted to create two store rooms).

The enclosed rear garden comprises of a paved patio, artificial lawn and decked seating area.

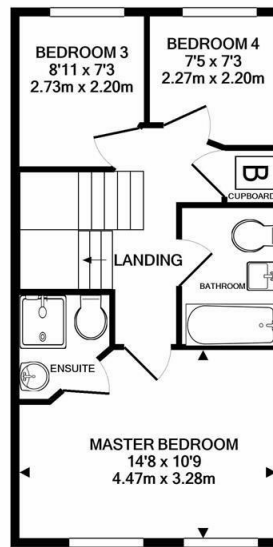




GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1328 SQ.FT. (123.4 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			87
(81-91) B		77	
(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			84
(81-91) B		75	
(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

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, 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.

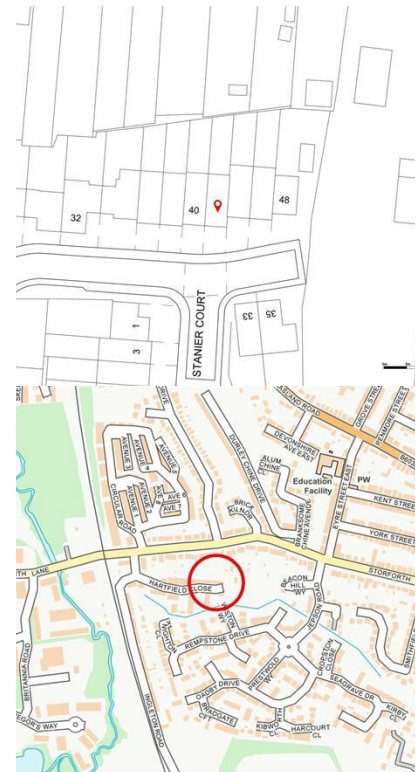
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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