



121 The Green,
Hasland, S41 0JT

£325,000

W
WILKINS VARDY

£325,000

EXTENDED FAMILY HOME IN POPULAR LOCATION

Offered for sale with no upward chain is this extended three bedroomed detached family home offering just over 1000 sq. ft. of well ordered accommodation, which would benefit from some cosmetic upgrading and refurbishment to create a lovely home.

The property which enjoys a superb plot is located in this desirable residential neighbourhood, being conveniently situated for the local amenities in Hasland Village and for commuter links into Chesterfield and towards the M1 Motorway, J29.

- Extended Detached Family Home
- Popular Location
- Scope for Improvement
- Two Reception Rooms
- Three Bedrooms
- Cloaks/WC & Shower Room
- Detached Garage
- Generous Plot
- NO CHAIN
- EPC Rating: D

General

Gas central heating (Vaillant Ecotec Plus Combi Boiler)
Wood framed single glazed windows (except dining and breakfast room which are sealed unit double glazed windows)
Gross internal floor area - 100.3 sq.ft./1080 sq.ft.
Council Tax Band - D
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

A side entrance door opens into the ...

Entrance Hall

Being part wood panelled and having a built-in under stair store. A staircase rises to the First Floor accommodation.

Living Room

18'4 x 11'3 (5.59m x 3.43m)
A generous front facing reception room, having a feature stone fireplace with tiled hearth and inset coal effect electric fire.
French doors open to give access into the ...

Dining Room

10'3 x 10'0 (3.12m x 3.05m)
A dual aspect reception room with a sliding patio door opening onto the rear of the property.

Open Plan Breakfast Kitchen

Kitchen

12'7 x 9'0 (3.84m x 2.74m)
Being part tiled and fitted with wall, drawer and base units with work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for an automatic washing machine and there is space for a freestanding cooker and fridge/freezer.
Vinyl flooring.

Breakfast Room

7'7 x 7'3 (2.31m x 2.21m)
A rear facing room, with a door giving access to the dining room and a further door giving access to the ...

Rear Entrance Hall

With a door giving access to the side and rear of the property, and a further door giving access to a ...

Cloaks/WC

With a low flush WC.

On the First Floor

Landing

Being part wood panelled and having the loft access hatch. A door gives access to a useful boiler/box room.

Bedroom One

13'4 x 11'4 (4.06m x 3.45m)
A good sized bay fronted double bedroom.

Bedroom Two

11'3 x 10'11 (3.43m x 3.33m)
A rear facing double bedroom with a built-in storage cupboard.

Bedroom Three

11'3 x 7'3 (3.43m x 2.21m)
A rear facing single bedroom.

Shower Room

Being part panelled/part tiled and having a double shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.

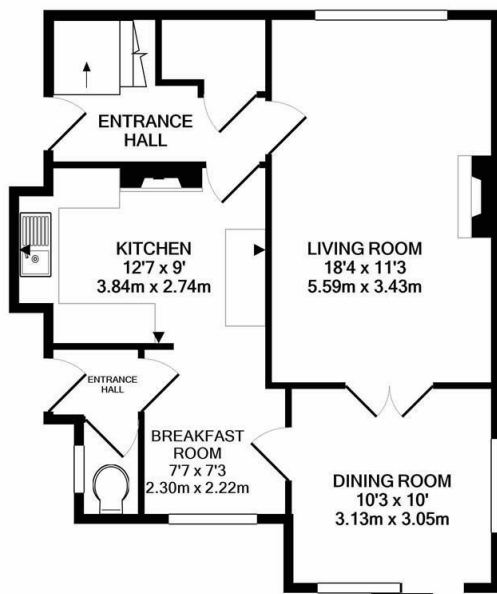
Outside

The property sits on a good sized plot with a wrought iron gate opening onto a tarmac driveway providing ample car/caravan standing. There is also a planted border.

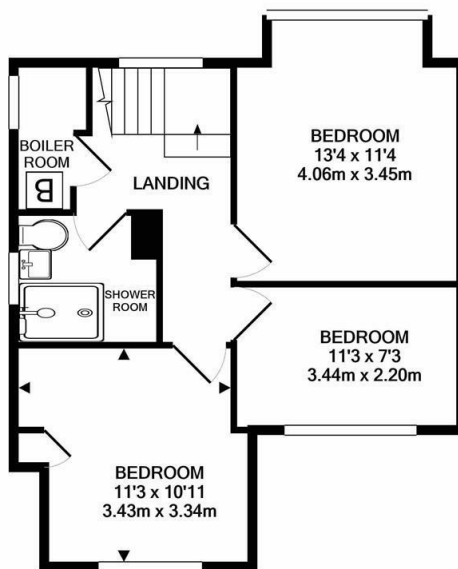
The drive continues down the side of the property to a detached single garage.

To the rear of the property there is a lawned garden with mature borders, fruit trees and a raised rockery, as well as a hardstanding for a greenhouse and garden shed.





GROUND FLOOR
APPROX. FLOOR
AREA 590 SQ.FT.
(54.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1080 SQ.FT. (100.3 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

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, electric fire, 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

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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