



114 Meadow Hill Road,
Hasland, S41 0BG

OFFERS IN EXCESS OF

£230,000

W
WILKINS VARDY

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EXTENDED DETACHED BUNGALOW WITH SOUTH FACING GARDEN

This delightful two double bedroomed detached bungalow offers well proportioned accommodation which includes a modern kitchen and bathroom, together with a good sized plot comprising a mature enclosed south facing rear garden and ample off street parking.

The property is located in this popular residential area, situated close to Eastwood Park and the various village amenities and also well placed for routes into the Town Centre and towards the M1 Motorway.

- Detached Bungalow
- Kitchen/Diner
- Modern Shower Room
- South Facing Rear Garden
- EPC Rating: E
- Generous Living Room
- Two Double Bedrooms
- Off Street Parking
- Popular Location

General

Gas central heating (Ideal Logic Plus Combi Boiler)
uPVC double glazed windows and doors
Oak internal doors throughout
Security alarm and CCTV system installed
Gross internal floor area - 59.8 sq.m./643 sq.ft.
Council Tax Band - C
Secondary School Catchment Area - Hasland Hall Community School

A uPVC double glazed entrance door opens into the ...

Entrance Hall

Having a built-in cupboard housing the gas combi boiler.

Kitchen

11'10 x 10'8 (3.61m x 3.25m)
Fitted with a range of walnut wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with glass splashback and extractor hood over.
Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer.
Vinyl flooring and downlighting.

Living Room

16'3 x 11'11 (4.95m x 3.63m)
A generous front facing reception room having a wall mounted coal effect gas fire. A door gives access to the ...

Rear Entrance Hall

With uPVC double glazed door opening onto the rear garden.

Bedroom One

13'4 x 8'11 (4.06m x 2.72m)
A good sized rear facing double bedroom.

Bedroom Two

10'8 x 8'7 (3.25m x 2.62m)
A rear facing double bedroom.

Shower Room

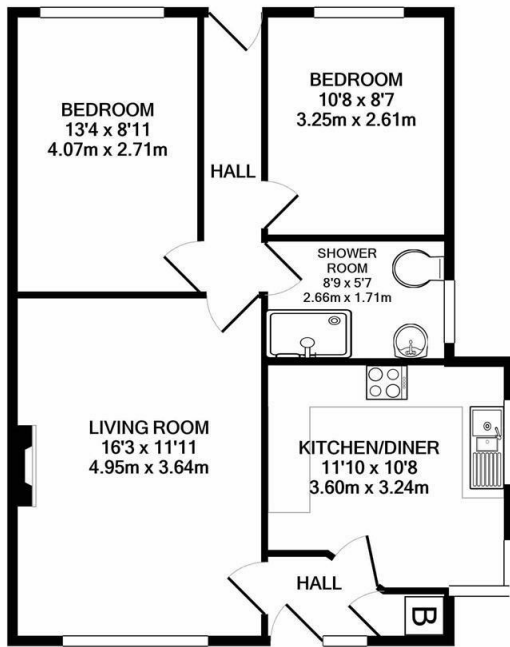
Being fully tiled and fitted with a modern white suite comprising of a walk-in shower cubicle with mixer shower, wash hand basin with storage below and low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.
The loft access hatch is also located in this room.

Outside

To the front of the property there is a lawned garden with willow tree. Adjacent, there is a tarmac drive providing off street parking.

To the rear of the property there is a south facing garden comprising of a paved patio with steps leading up to a lawn having hedged boundaries. There is also a hardstanding area with a garden shed, external power point and outside tap.





TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.8 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		81
(69-80) C		
(55-68) D		
(39-54) E	45	
(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		81
(69-80) C		
(55-68) D		
(39-54) E	42	
(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, 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.

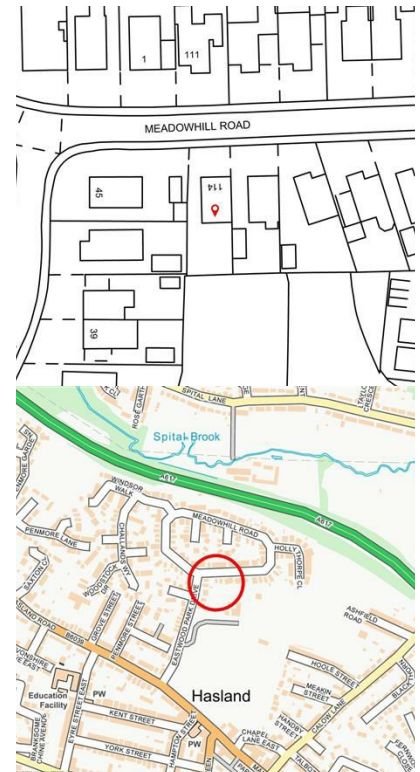
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

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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