



104 Meadow Hill Road,
Hasland, S41 0BG

£199,950

W
WILKINS VARDY

£199,950

SUPERB EXTENDED BUNGALOW WITH ENCLOSED SOUTH FACING GARDEN

This delightful two double bed roomed, two 'bathroomed' detached bungalow has been extended to provide generously proportioned and well appointed accommodation, which includes a good sized master bedroom with en-suite shower room, nicely appointed kitchen and modern bathroom and a delightful garden room/conservatory overlooking a mature enclosed south facing rear garden.

With off street parking and an attached garage, this is a fantastic retirement property, being well placed for Eastwood Park and the various amenities in Hasland Village, whilst also being located close to good transport links into the Town Centre.

- Extended Detached Bungalow
- Bay Fronted Living Room
- Fitted Kitchen
- Two Double Bedrooms
- Brick/uPVC Conservatory
- En Suite & Family Bathroom
- NO CHAIN
- Popular Location
- Single Garage & Off Street
- EPC Rating: TBC

Parking

General

Gas central heating (Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 70.8 sq.m./762 sq.ft.
Council Tax Band - C
Secondary School Catchment Area - Hasland Hall Community School

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

Kitchen

13'6 x 8'8 (4.11m x 2.64m)
Being part tiled and fitted with a range of oak wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge, freezer, electric double oven and hob with stainless steel extractor over.
Space and plumbing is provided for a washing machine and slimline dishwasher.
Downlighting and serving hatch to the Living Room.
An opening leads through into the ...

Living Room

16'3 x 12'1 (4.95m x 3.68m)
A good sized bay fronted reception room having downlighting and a feature tiled fireplace with marble hearth and fitted living flame coal effect gas fire.

Inner Hall

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled corner bath with mixer shower over, semi inset wash hand basin with storage below and low flush WC.
Tiled floor, downlighting and loft access hatch.

Master Bedroom

17'3 x 9'10 (5.26m x 3.00m)
A good sized rear facing double bedroom having a range of fitted bedroom furniture to include wardrobes, drawers and vanity area. An open archway leads through into the ...

En Suite Shower Room

Fitted with a white 3-piece suite comprising of a fully tiled corner shower cubicle with electric shower, pedestal wash hand basin and low flush WC.

Bedroom Two

10'11 x 10'10 (3.33m x 3.30m)
A rear facing double bedroom having downlighting and a sliding patio door which opens into the ...

Brick/uPVC Double Glazed Conservatory

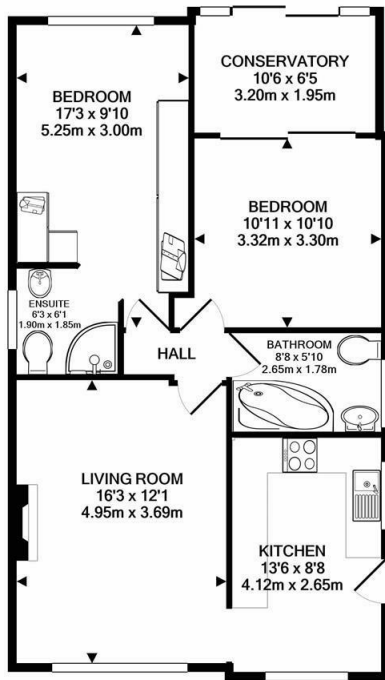
10'6 x 6'5 (3.20m x 1.96m)
Having wooden flooring, storage heater and a sliding patio door opening onto the rear garden.

Outside

To the front of the property there is a concrete driveway providing ample off street parking, leading to a single garage having an 'up and over' door. There is also a landscaped low maintenance gravel garden interspersed with shrubs.

The enclosed south facing rear garden comprises of a paved patio with steps up to a further paved seating area and lawn with mature shrubs and hedging.





TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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

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, 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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