



22 Smithfield Avenue,
Hasland, S41 0PS

£270,000

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WILKINS VARDY

£270,000

THREE BED DETACHED DORMER BUNGALOW - MODERN KITCHEN - CONSERVATORY - NO CHIAN

Offered for sale with no upward chain, this well appointed detached dormer bungalow provides spacious and versatile accommodation, ideal for a range of buyers.

The property features a welcoming open plan living and dining room, creating an excellent space for both everyday living and entertaining, together with a conservatory overlooking the rear garden. The modern fitted kitchen is equipped with integrated cooking appliances and offers ample storage and workspace. There are three double bedrooms, with two conveniently located on the ground floor, providing flexible living arrangements. The accommodation is complemented by two shower rooms, one on each floor, enhancing practicality for family living or visiting guests. Externally, the property benefits from off street parking to the front and an enclosed rear garden, offering a private outdoor space to relax and enjoy.

Located in the centre of Hasland, the property is well placed for the local shops, amenities and Eastwood Park, and is readily accessible for commuter links towards Dronfield, Sheffield and the M1 Motorway.

- WELL APPOINTED DETACHED DORMER BUNGALOW
- MODERN FITTED KITCHEN
- GROUND FLOOR & FIRST FLOOR SHOWER ROOMS
- OFF STREET PARKING
- NO UPWARD CHAIN
- OPEN PLAN LIVING/DINING ROOM
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- THREE DOUBLE BEDROOMS, ONE OF WHICH IS LOCATED ON THE FIRST FLOOR
- ENCLOSED EAST FACING REAR GARDEN
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 88.5 s.m,./953 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

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

Open Plan Living/Dining Room

Dining Room

13'5 x 11'6 (4.09m x 3.51m)

A front facing reception room fitted with wood flooring. A staircase with built-in under stair store cupboard rises up to the first floor accommodation.

Living Room

12'3 x 10'8 (3.73m x 3.25m)

A good sized rear facing reception room fitted with wood flooring and having a door opening into an inner hall. Sliding patio doors give access into the ...

Brick/uPVC Double Glazed Conservatory

12'1 x 8'7 (3.68m x 2.62m)

A good sized conservatory having a tiled floor. A single door and French doors give access onto the rear of the property. A further door opens into the kitchen.

Kitchen

11'7 x 9'9 (3.53m x 2.97m)

Being part tiled and fitted with a range of modern wall, drawer and base units with complementary wood work surfaces and upstand.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric double oven and 4-ring gas hob with splashback.

Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.

Laminate flooring.

Inner Hall

Bedroom Two

10'9 x 10'0 (3.28m x 3.05m)

A front facing double bedroom.

Shower Room

7'3 x 5'3 (2.21m x 1.60m)

Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, semi recessed hand wash basin with storage below, and a low flush WC.

Laminate flooring.

Bedroom Three

12'3 x 10'4 (3.73m x 3.15m)

A double bedroom with side facing window and having a built-in storage cupboard and a fitted corner base unit.

On the First Floor

Landing

With Velux window.

Bedroom One

12'1 x 11'11 (3.68m x 3.63m)

A good sized double bedroom with Velux window and window overlooking the rear garden. This room has wood flooring and access panels to eaves storage.

Shower Room

5'7 x 5'4 (1.70m x 1.63m)

Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, semi recessed hand wash basin with vanity unit below, and a low flush WC.

Wood flooring.

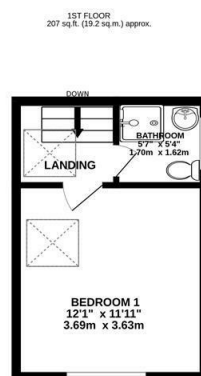
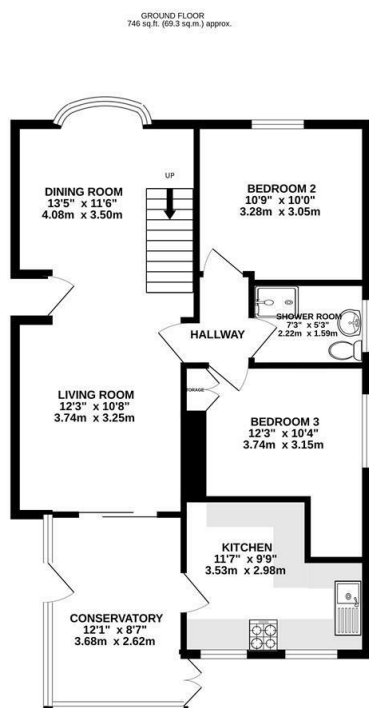
Outside

To the front of the property there is off street parking.

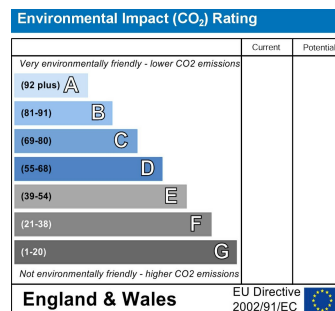
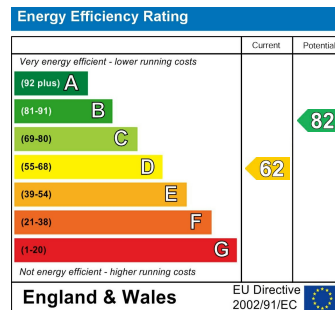
A gated path leads down the side of the property to the entrance door, and beyond to the rear garden.

The enclosed east facing rear garden comprises a paved patio and lawn with mature borders of plants, shrubs and trees. There is also garden shed and a summerhouse.





TOTAL FLOOR AREA: 953 sq.ft. (88.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measured areas, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with floorplan 12/2016



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RICS

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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

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