22 Smithfield Avenue,
Hasland, S41 0PS

OFFERS AROUND

£250,000

WILKINS VARDY

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£250,000

MOTIVATED SELLER WILL LOOK ANY SENSIBLY OFFER

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.

- 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.

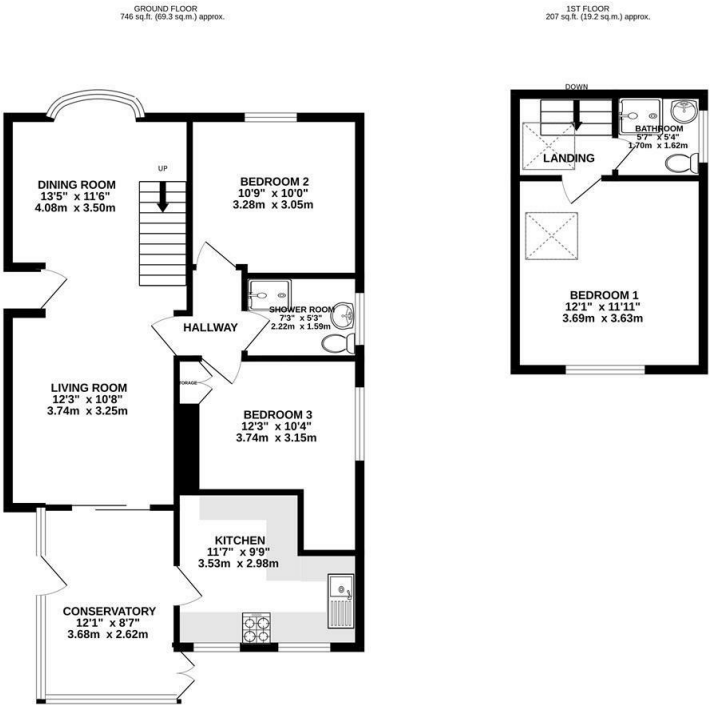
Bedroom One
12'1 x 11'11 (3.68m x 3.63m)
A good sized double bedroom with Velux window and window overlooking the rear garden. This room has wood flooring and access panels to eaves storage.

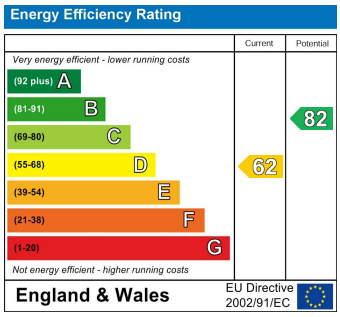
Shower Room
5'7 x 5'4 (1.70m x 1.63m)
Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, semi recessed hand wash basin with vanity unit below, and a low flush WC.
Wood flooring.

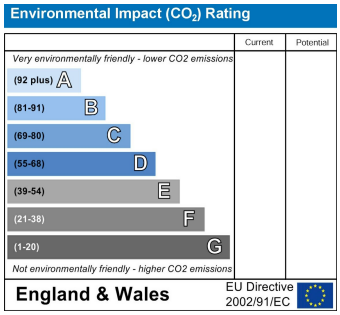
Outside
To the front of the property there is off street parking.

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.







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**

wilkins-vardy.co.uk