



2 Bradgate Croft,
Hasland, S41 0XZ

£370,000

W
WILKINS VARDY

£370,000

WELL APPOINTED DETACHED FAMILY HOME - FOUR BEDS - TWO BATHROOMS - DOUBLE GARAGE - NO CHAIN

This well presented and neutrally decorated detached family home, is ideally positioned on a desirable corner plot in a popular and convenient location. The property offers 1276 sq.ft. of generous and versatile living accommodation, including three well proportioned reception rooms, a fitted kitchen, and a separate utility room with a cloaks/WC off. Upstairs features four double bedrooms, including a principal bedroom with en suite shower room, alongside a family bathroom.

Externally, the home benefits from a detached double garage, ample driveway parking, and an enclosed south east facing rear garden, perfect for outdoor entertaining and family use.

Offered to the market with no onward chain, this is an excellent opportunity for buyers seeking a spacious and well located home. Book your viewing today!

- DETACHED FAMILY HOME ON CORNER PLOT
- THREE RECEPTION ROOMS
- FITTED KITCHEN
- UTILITY ROOM WITH CLOAKS/WC OFF
- FOUR GOOD SIZED DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- DOUBLE GARAGE & DRIVEWAY PARKING
- ENCLOSED SOUTH EAST FACING REAR GARDEN
- NO CHAIN
- EPC RATING: C

General

Gas central heating
uPVC sealed unit double glazed windows
Gross internal floor area - 118.5 sq.m./1276 sq.ft.
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

A wooden framed and glazed front entrance door gives access into a ...

Entrance Hall

Having a built-in under stair store. A staircase rises to the First Floor accommodation.

Office

16'4 x 7'11 (4.98m x 2.41m)
A generous and versatile front facing room fitted with laminate flooring.

Living Room

16'4 x 10'8 (4.98m x 3.25m)
A spacious front facing reception room having a feature fireplace with inset living flame coal effect gas fire.
Double doors give access into the ...

Dining Room

10'0 x 9'1 (3.05m x 2.77m)
A rear facing reception room fitted with laminate flooring and having uPVC double glazed French doors which overlook and open onto the patio.

Kitchen

10'4 x 10'0 (3.15m x 3.05m)
Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Included in the sale is the range cooker having a fitted extractor canopy over.
Space and plumbing is provided for a dishwasher, and there is also space for a fridge/freezer.
Laminate flooring.
A door gives access into a ...

Utility Room

6'1 x 5'6 (1.85m x 1.68m)
Being part tiled and having a range of fitted cream wall and base units with complementary work surface over.
Inset stainless steel circular sink and drainer with mixer tap.
Space and plumbing is provided for a washing machine.
Laminate flooring.
A wooden framed and glazed entrance door gives access onto the rear of

the property.

A further door opens to the ...

Cloaks/WC

5'6 x 4'0 (1.68m x 1.22m)
Being part tiled and fitted with a white 2-piece suite comprising a hand wash basin and a low flush WC.

On the First Floor

Landing

Having a built-in cupboard housing the gas boiler.

Bedroom One

15'7 x 10'8 (4.75m x 3.25m)
A spacious front facing double bedroom having a built-in double wardrobe and a built-in storage cupboard.
A door gives access into the ...

En Suite Shower Room

6'7 x 6'3 (2.01m x 1.91m)
Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal hand wash basin and a low flush WC.

Bedroom Two

14'1 x 8'5 (4.29m x 2.57m)
A good sized front facing double bedroom having a built-in double wardrobe.

Bedroom Three

10'10 x 8'2 (3.30m x 2.49m)
A rear facing double bedroom having a built-in double wardrobe.

Bedroom Four

11'2 x 7'8 (3.40m x 2.34m)
A rear facing double bedroom.

Family Bathroom

7'8 x 6'0 (2.34m x 1.83m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.

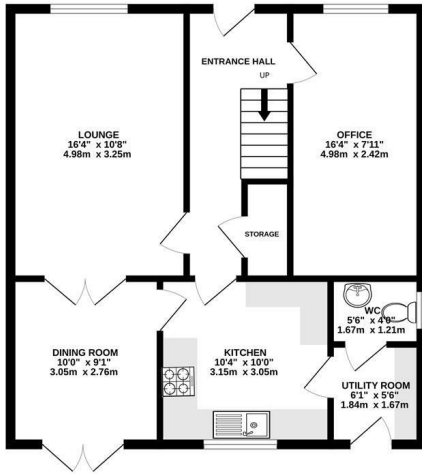
Outside

To the front of the property there is a tarmac driveway providing off street parking for several vehicles and leading to a Detached Double Garage. There is also a lawned garden with some conifers.

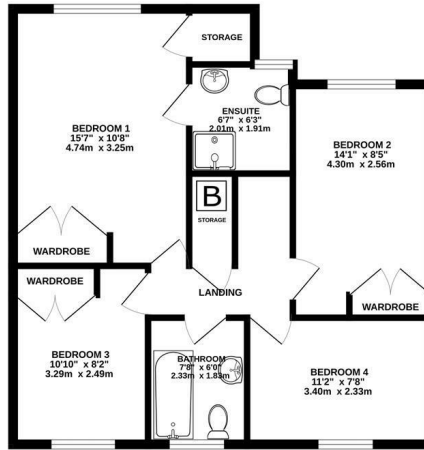
A wooden gate gives access to the rear of the property where there is an enclosed south east facing garden which comprises a paved patio and lawn. Steps then lead up to a further garden area.



GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	72	80
	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

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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, shower units, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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