



4 Ranmoor Close,  
Hasland S41 0SQ

£210,000



WILKINS VARDY

# £210,000

OFFERED FOR SALE WITH NO UPWARD CHAIN

SEMI DETACHED BUNGALOW - CUL-DE-SAC POSITION - MODERN BATHROOM - DETACHED GARAGE

Offered for sale with no upward chain is this delightful semi detached bungalow which occupies a cul-de-sac position. With a well proportioned living space of 667 square feet, this property is ideal for those seeking a tranquil lifestyle without compromising on accessibility.

The bungalow features a welcoming reception room, and a dual aspect kitchen/diner with integrated cooking appliances. With two good sized bedrooms, the master having a range of fitted furniture and a well appointed shower room, this property is sure to appeal to a wide range of buyers. One of the standout features of this property is the generous parking space, and detached single garage which is a rare find in the area. There are also mature gardens to the front and rear.

- SEMI DETACHED BUNGALOW OCCUPYING A CUL-DE-SAC POSITION
- SPACIOUS LIVING ROOM
- TWO GOOD SIZED BEDROOMS
- DETACHED GARAGE & AMPLE OFF STREET PARKING
- NO CHAIN
- WELL PROPORTIONED AND NEUTRALLY PRESENTED ACCOMMODATION
- DUAL ASPECT KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- MODERN FAMILY BATHROOM
- MATURE GARDENS TO THE FRONT AND REAR
- EPC RATING: TBC

## General

Gas central heating (Alpha Intec 30C Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 62.0 sq.m./667 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

A uPVC front entrance door opens into the ...

## Living Room

15'2 x 13'8 (4.62m x 4.17m)

A spacious front facing reception room, fitted with laminate flooring and having a feature fireplace with wood surround, marble inset and hearth, and an inset electric fire.

A door gives access to an ...

## Inner Hall

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

## Kitchen/Diner

12'7 x 11'4 (3.84m x 3.45m)

A dual aspect room, being fully tiled and fitted with a range of cream wall, drawer and base units with complementary wood work surfaces over.

Belfast sink with mixer tap.

Integrated appliances to include a gas oven and 4-ring hob with concealed extractor over.

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

Laminate flooring and downlighting.

A uPVC double glazed door gives access onto the side of the property.

## Bedroom One

12'0 x 11'4 (3.66m x 3.45m)

A good sized front facing double bedroom fitted with laminate flooring.

This room has a range of fitted furniture to include wardrobes, drawer unit and vanity area with overhead storage, and bedside cabinets.

## Bedroom Two

10'11 x 7'5 (3.33m x 2.26m)

A small double/good sized single bedroom having a built-in storage cupboard.

Varnished wood flooring.

uPVC double glazed French doors give access onto the rear of the property.

## Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, semi recessed wash hand basin with storage below and to the sides, and a concealed cistern WC.

Chrome heated towel rail.

Tiled floor.

## Outside

To the front of the property there is a lawned garden with mature planted borders and hedging. A paved driveway to the side provides ample off street parking and leads to the Detached Single Garage and a uPVC side personnel door.

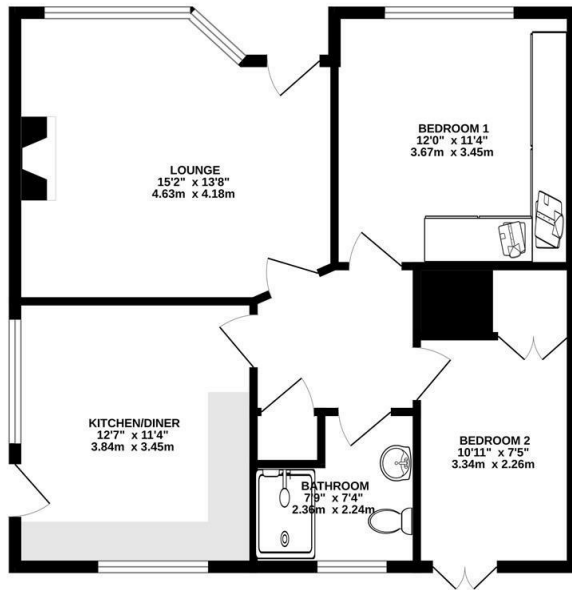
To the rear of the property there is an enclosed garden which is paved and has mature shrubs and bushes.





# GROUND FLOOR

667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for 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 3.0.0.0

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agent  
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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, electric fire, kitchen appliances, shower unit, 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.

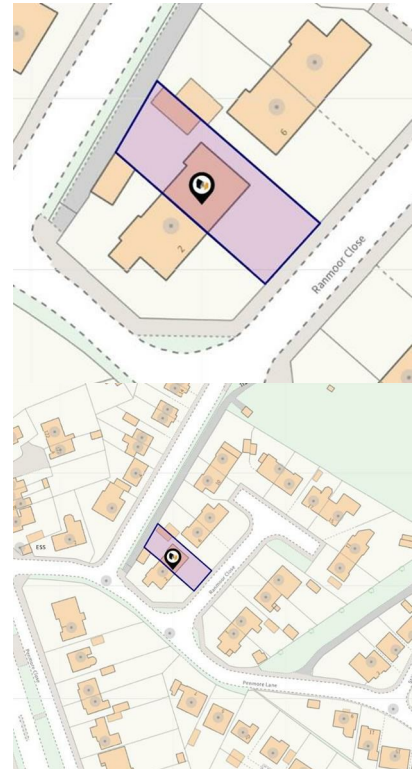
## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall 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.

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		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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