



144 Hady Lane,  
Hady, S41 0DE

OFFERS IN THE REGION OF

£459,500

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WILKINS VARDY

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SUPERB DETACHED FAMILY HOME - STYLISH ACCOMMODATION - ATTACHED GARAGE

Benefitting from the remaining term of a 10 Year New Build Warranty and nestled at the end of a cul-de-sac just off Hady Lane, is this impressive detached family home which offers a generous 1,658 square feet of living space, making this an ideal property for families seeking a welcoming home. The house boasts four well proportioned double bedrooms, providing ample room for relaxation and privacy. The two bathrooms ensure convenience for both family members and guests alike. The heart of the home is a spacious dining kitchen, having bi-fold doors opening onto the rear patio. There is also a 21 ft. long living room, a utility room and a cloaks/WC.

One of the standout features of this property is the parking capacity, accommodating up to five vehicles, together with an attached single garage which is a rare find in residential areas.

The location in Hady offers a peaceful environment while still being within easy reach of Chesterfield's amenities, including shops, schools, and parks, as well as being readily accessible for commuter links towards Dronfield, Sheffield and the M1 Motorway. It is a must-see for anyone looking to make a move in the Chesterfield area.

- Superb Detached Family Home
- Remaining Term of 10 Year New Build Guarantee
- Spacious Living Room
- Fantastic Dining Kitchen with bi-fold doors opening onto the Rear Patio
- Cloaks/WC & Utility Room
- Four Good Sized Double Bedrooms
- En Suite Shower Room & 4-Piece Family Bathroom
- Attached Single Garage & Ample Car/Caravan Standing Space
- South West Facing Rear Garden backing onto Open Land
- EPC Rating: B

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Electric blinds included in the sale  
Gross internal floor area - 154 sq.m./1658 sq.ft.  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Hasland Hall

## On the Ground Floor

A composite side entrance door opens into a ...

### Entrance Hall

13'7 x 12'4 (4.14m x 3.76m)  
A good sized hallway fitted with wood flooring and having downlighting.  
Two built-in storage cupboards.  
A staircase with oak and glass balustrade rises up to the First Floor accommodation.

### Cloaks/WC

Fitted with a modern white 2-piece suite comprising of a low flush WC and wash hand basin with tiled splashback and vanity unit below.  
Tiled floor.

### Living Room

21'0 x 14'0 (6.40m x 4.27m)  
A spacious reception room, having a feature media wall and two windows overlooking the front of the property.

### Dining Kitchen

21'0 x 13'4 (6.40m x 4.06m)  
Being fitted with a range of cream hi-gloss wall, drawer and base units with LED plinth lighting and complementary oak work surfaces and upstands, including a centre island unit.  
Inset 1½ bowl single drainer porcelain sink with mixer tap.  
Integrated appliances to include a dishwasher, electric double oven and halogen hob with extractor canopy over.  
Engineered oak flooring and downlighting.  
Bi-fold doors overlook and open onto the rear of the property.

### Utility Room

7'5 x 7'1 (2.26m x 2.16m)  
Having fitted cream base units with wood work surfaces and upstands.  
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and an American style fridge/freezer.  
Tiled floor and downlighting.

## On the First Floor

### Landing

With oak and glass balustrade, downlighting and a Velux window.

### Master Bedroom

14'3 x 10'10 (4.34m x 3.30m)  
A good sized front facing double bedroom. A door gives access into a ...

### En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a walk-in shower enclosure with electric shower, wash hand basin with vanity unit below, and a low flush WC.  
Tiled floor.

### Bedroom Two

17'6 x 9'9 (5.33m x 2.97m)  
A good sized front facing double bedroom with wardrobe fitment.

### Bedroom Three

13'4 x 10'5 (4.06m x 3.18m)  
A good sized rear facing double bedroom.

### Bedroom Four

13'4 x 10'4 (4.06m x 3.15m)  
A good sized rear facing double bedroom having a wardrobe fitment with sliding doors.

### Family Bathroom

Being part tiled and fitted with a 4-piece white suite comprising of a tiled-in bath, corner shower cubicle with mixer shower, wash hand basin with vanity unit below, and a low flush WC.  
Chrome heated towel rail.  
Tiled floor, downlighting and Velux window.

### Outside

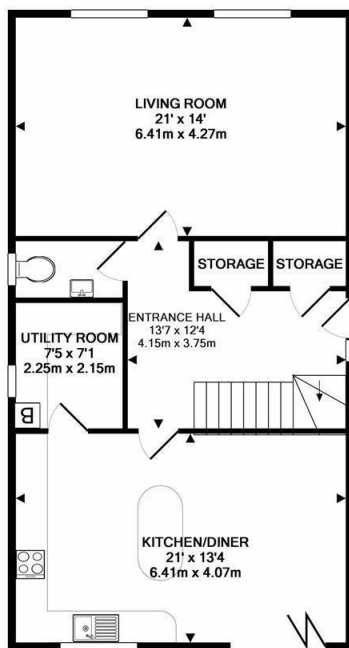
Access to the property is via a shared block paved driveway.

To the front of the property there is a substantial block paved drive with decorative gravel beds, the driveway providing ample car/caravan standing space. The driveway continues down the side of the property to a Detached Brick Built Garage having an electric roller door, light and power.

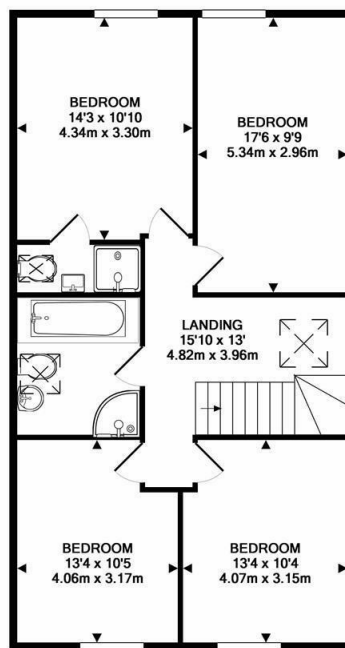
The south west facing rear garden comprises of a large porcelain paved patio, part of which has an aluminium pergola with retractable roof. and raised planters. Steps from here lead down to a lawn which backs onto open land, and a further paved seating area located at the back of the garage. External lighting and sockets are provided.







GROUND FLOOR  
APPROX. FLOOR  
AREA 829 SQ.FT.  
(77.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 829 SQ.FT.  
(77.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1658 SQ.FT. (154.0 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) <b>A</b>		92
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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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.

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 Outwood Academy Hasland Hall 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.



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