



5 Upper Lum Close,
Hady, S41 0BF

OFFERS IN THE REGION OF

£500,000

W
WILKINS VARDY

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£500,000

OPEN VIEWING: SATURDAY 13TH SEPTEMBER - 11AM TO 1PM

IMPRESSIVE FIVE BED FAMILY HOME - STYLISH ACCOMMODATION - CUL-DE-SAC POSITION

This impressive detached house offers a perfect blend of space and comfort for family living. Spanning an expansive 1,620 sq.ft. of well appointed and stylish accommodation, which includes two reception rooms, both having French doors opening onto the rear garden, a contemporary kitchen/diner and separate utility room with plenty of storage and a dog washing station. The property boasts five good sized bedrooms, the master bedroom having a superb 5-piece contemporary bathroom, and a family bathroom. Outside, there is off street parking for up to two cars and an enclosed low maintenance garden, making this an ideal home for a growing family.

Upper Lum Close is situated in a popular residential area, being just a short distance from the Town Centre and the Royal Hospital, and well placed for accessing commuter links towards Dronfield, Sheffield and the M1 Motorway.

Don't miss the chance to make this delightful house your new family haven.

- Superb Detached Family Home in Cul-de-Sac Position
- Two Reception Rooms, both with French doors opening onto the Rear Garden
- Ground Floor Cloaks/WC
- Contemporary Fitted Kitchen
- Spacious Utility Room with plenty of storage and a dog washing station
- Five Good Sized Bedrooms
- Spacious 5-Piece En Suite Bathroom & Separate Family Bathroom
- Driveway Parking & Enclosed Low Maintenance Rear Garden
- Popular & Convenient Location
- EPC Rating: C

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system and CCTV installed
Gross internal floor area - 150.5 sq.m./1620 sq.ft.
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

Storm Porch
Having a tiled floor. A composite front entrance door opens into an ...

Entrance Hall
Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Kitchen/Diner
16'10 x 14'9 (5.13m x 4.50m)
Fitted with a range of light grey wall, drawer and base units with complementary quartz work surfaces and upstands, including an island unit.
Belfast sink with mixer tap.
Integrated appliances to include a wine cooler, two electric ovens, warming drawer and a 5-ring induction hob with circular cooker hood over.
Space is provided for an American style fridge/freezer.
Laminate flooring and downlighting.

Utility Room
17'2 x 10'4 (5.23m x 3.15m)
A good sized room which was re-fitted in 2021. Fitted with a range of light grey floor to ceiling units, overhead storage units and base units/shelving.
'L' shaped work surface having an inset ceramic sink with mixer tap and tiled splashback.
Dog washing station with mixer shower.
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer.
Tiled floor and downlighting.
A uPVC double glazed door gives access onto the side of the property.

Cloaks/WC
Fitted with a white 2-piece suite comprising of a recessed wash hand basin with tiled splashback and storage below, and a low flush WC.
Laminate flooring.

Living Room
16'5 x 13'1 (5.00m x 3.99m)
A spacious living room having a feature fireplace with log burner sat on a marble hearth.
uPVC double glazed French doors overlook and open onto the rear of the property.

Family Room/Playroom
12'8 x 9'2 (3.86m x 2.79m)
A versatile room, fitted with laminate flooring and having fitted base units and shelving.
uPVC double glazed French doors overlook and open onto the rear garden.

On the First Floor

Landing
With loft access hatch, having a pull down ladder to boarded out roof space.
Built-in storage cupboard.

Master Bedroom
13'6 x 13'5 (4.11m x 4.09m)
A good sized front facing double bedroom having a range of built-in wardrobes with sliding mirror doors along one wall. A door gives access into an ...

Superb En Suite Bathroom
Being part tiled and fitted with a contemporary 5-piece suite comprising of a freestanding bath with freestanding bath tap with shower mixer, walk-in shower enclosure with mixer shower, two semi recessed wash hand basins with storage below, and a low flush WC.
Flat panel heated towel rail.
Two illuminated bathroom mirrors
Tiled floor and downlighting.

Bedroom Two
11'2 x 10'4 (3.40m x 3.15m)
A good sized rear facing double bedroom having a range of fitted wardrobes along one wall.

Bedroom Three
10'9 x 10'4 (3.28m x 3.15m)
A good sized rear facing double bedroom.

Bedroom Four
15'8 x 7'7 (4.78m x 2.31m)
A good sized front facing double bedroom.

Bedroom Five
10'4 x 7'1 (3.15m x 2.16m)
A good sized single/small double bedroom overlooking the rear of the property.

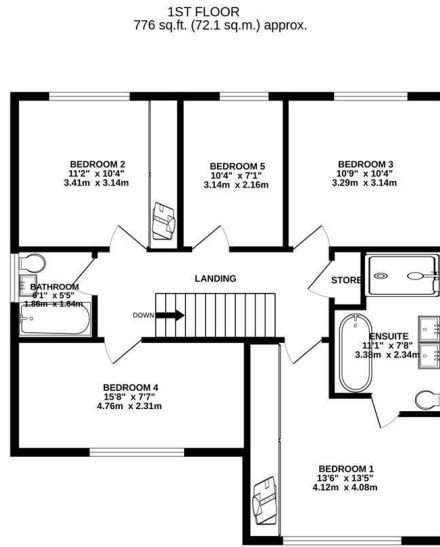
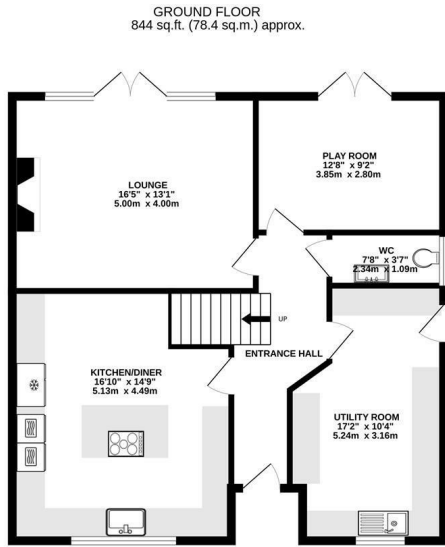
Family Bathroom
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, wash hand basin and a low flush WC.
Illuminated mirror bathroom cabinet.
Tiled floor and downlighting.

Outside
To the front of the property there is a tarmac drive providing off street parking for two cars, a lawned garden and a path with shrub borders leading up to the front entrance door.

A gate gives access down the side of the property to the enclosed low maintenance rear garden, which comprises of a large paved patio, an artificial lawn with raised decorative pebble beds, and a deck seating area. There is also a garden shed.

External lighting and outside water tap are also provided.





TOTAL FLOOR AREA: 1620 sq.ft. (150.5 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		84
(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 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



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, log burner, 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 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.



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