



57 The Green,  
Hasland, S41 0LW

OFFERS IN THE REGION OF

£359,000

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WILKINS VARDY



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# £359,000

EXTENDED FAMILY HOME IN DESIRABLE VILLAGE LOCATION

A long driveway adjoining a large front garden leads up to the property. Boasting plenty of off street parking together with a detached brick built garage, this well proportioned bay fronted three bedroomed detached house comprises a ground floor WC, two generous reception rooms and a good sized conservatory overlooking a mature east facing enclosed rear garden.

The Green is a desirable address, just a short distance from the local schools, Eastwood Park and the various shops and amenities in Hasland Village, and ideally placed for transport networks into the Town Centre and towards the M1 Motorway.

- Superb Extended Detached Family Home in Desirable Location
- Two Good Sized Reception Rooms

- Brick/uPVC Double Glazed Conservatory overlooking Mature Gardens
- Breakfast Kitchen with Integrated Appliances & Cloaks/WC off

- Three Good Sized Bedrooms
- Contemporary Family Bathroom

- Detached Garage & Ample Off Street Parking
- Convenient Location on the edge of Hasland Village Centre

- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 100.2 s.qm./1078 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Primary School Catchment - Hasland Infant/Junior School  
Secondary School Catchment Area - Outwood Academy Hasland Hall

## On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

12'7 x 12'2 (3.84m x 3.71m)  
A good sized bay fronted reception room having a feature stone fireplace with an inset gas fire.  
Coving and picture rail.

## Dining Room

14'0 x 10'10 (4.27m x 3.30m)  
A second good sized reception room having a feature fireplace with wood surround, marble effect inset and hearth, and an inset electric fire.  
Coving and picture rail.  
uPVC double glazed French doors with matching side panels open into the ...

## Brick/uPVC Double Glazed Conservatory

12'2 x 10'2 (3.71m x 3.10m)  
A lovely conservatory having a tiled floor and French doors which overlook and open onto the rear garden.

## Breakfast Kitchen

16'10 x 7'9 (5.13m x 2.36m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces, including a breakfast bar.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a fridge, washing machine, microwave, electric oven and 4-ring hob with extractor over.  
Tiled floor and downlighting.  
A uPVC double glazed gives access onto the side of the property.

## Cloaks/WC

Fitted with a 2-piece suite comprising a corner pedestal wash hand basin with splashback and a low flush WC.  
Tiled floor.

## On the First Floor

## Landing

With loft access hatch, having a pull down ladder to a boarded roof space with lighting.

## Bedroom One

13'10 x 10'10 (4.22m x 3.30m)  
A good sized rear facing double bedroom, having a built-in storage cupboard.

## Bedroom Two

11'0 x 10'10 (3.35m x 3.30m)  
A good sized front facing double bedroom.

## Bedroom Three

8'0 x 7'9 (2.44m x 2.36m)  
A front facing single bedroom, currently used as a study.

## Contemporary Family Bathroom

A dual aspect room, being fully tiled and fitted with a contemporary white 3-piece suite comprising a tiled-in jacuzzi bath with glass shower screen and mixer shower over, semi pedestal wash hand basin and a low flush WC.  
Two built-in cupboards, one of which houses the gas boiler.  
Vertical heated towel rail.

## Outside

The property sits on a generously proportioned plot, set back from the road, having a block paved drive with turning area providing ample off street parking. There is also a lawned garden with mature planted borders and a tree.

Double gates to the side of the property open onto a continuation of the driveway providing additional parking and leading to a detached single brick built garage. A door gives access to an integral store.

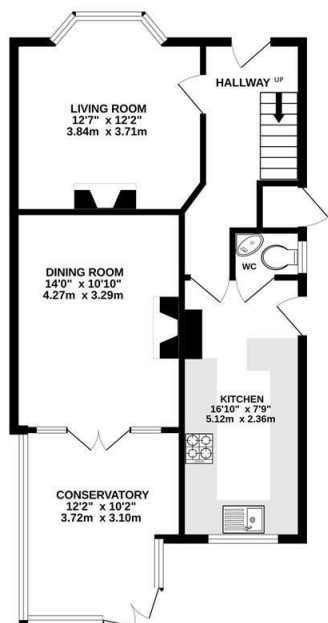
The attractive enclosed rear garden comprises of a block paved seating area with a couple of steps down to an Indian Stone paved patio with a greenhouse. Beyond here, there is a lawn with mature borders of plants and shrubs.



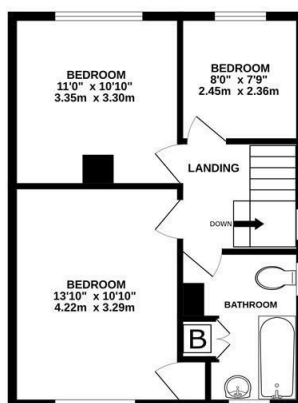




GROUND FLOOR  
623 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 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 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 12/2021

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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, gas and electric fires, kitchen appliances, shower unit, 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.

## Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		79
(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 energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO2 emissions	Current	Potential
(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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		



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