wards
estate agents

2 Meadow Hill Road

Hasland, Chesterfield, S41 0BG

Guide price £240,000

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Guide Price £240,000 - £250,000

Offered to the Open Market with NO CHAIN & IMMEDIATE POSSESSION!

Early viewing is recommended of this well presented and maintained TWO BEDROOM DETACHED BUNGALOW, situated in this extremely popular residential location which is within very close proximity of Eastwood Park in Hasland, local amenities, bus routes, shops and reputable schools. Enjoys enviable views towards Chesterfield and the Crooked Spire.

Internally the bungalow currently benefits from gas central heating with a combi boiler(serviced) uPVC double glazed windows/facias/soffits and dry end ridges. Impeccably well maintained accommodation comprises of side entrance into the breakfasting kitchen with integrated appliances and reception room with pleasant front views towards the Crooked Spire. Superb fully tiled shower room with 3 piece suite, main double bedroom with range of fitted wardrobes and second double bedroom with uPVC French doors leading onto the patio and rear gardens.

Front low brick walling with an easily maintained front garden, long block paved driveway which provides ample car parking spaces and leading through double wrought iron gates to the detached concrete sectional garage at the rear.

Private and enclosed SOUTH FACING REAR GARDENS with a Stone laid patio and low walling with steps to the upper low maintenance terrace with side raised borders.

Additional Information

Gas Central Heating -Combi boiler
uPVC double glazed windows
uPVC facias/soffits/guttering/dry end ridges
Security Alarm System
Cavity Wall & Loft Insulation
Gross Internal Floor Area - 74.4 Sq.m/ 803.6 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area- Hasland Hall Community School

Kitchen/ Diner

13'9" x 8'7" (4.19m x 2.62m)

Side uPVC entrance door leads into the well presented breakfasting kitchen which comprises of a comprehensive full range of base and wall units with complementary work surfaces having an inset composite sink and feature tiled splash backs. Integrated double oven & 4 ring gas hob. Further integrated appliances include a washing machine, fridge/freezer and dishwasher. The Combi boiler is located in the kitchen. There is downlighting and both side and front aspect window with pleasant view towards the Crooked Spire.

Reception Room

16'7" x 12'0" (5.05m x 3.66m)

Generous family reception room with front aspect bay window with pleasant views towards the town centre and the Crooked Spire. Inset wall mounted gas-fire.

Rear Double Bedroom One

11'6" x 10'5" (3.51m x 3.18m)

Main double bedroom with rear aspect window overlooking the garden. Beautiful full range of floor to ceiling partly mirrored fitted wardrobes.

Rear Double Bedroom Two

13'2" x 9'1" (4.01m x 2.77m)

A versatile second double rear aspect bedroom with uPVC French doors leading onto the patio and gardens.

Luxury Fully Tiled Shower Room

8'7" x 5'7" (2.62m x 1.70m)

Superb fully tiled shower room which comprises of a 3 piece suite including:- a double shower enclosure with mains shower and screen, wash hand basin and low level WC are set within attractive vanity cupboards which provide good toiletry storage. Chrome heated towel rail, panelled ceiling with down lighting. Tiled floor.

Detached Garage

19'11" x 8'7" (6.07m x 2.62m)

Detached concrete sectional garage with up and over door, lighting and power.

Outside

Front low brick walling with an easily maintained front garden, long block paved driveway which provides ample car parking spaces and leading through double wrought iron gates to the detached concrete sectional garage at the rear.

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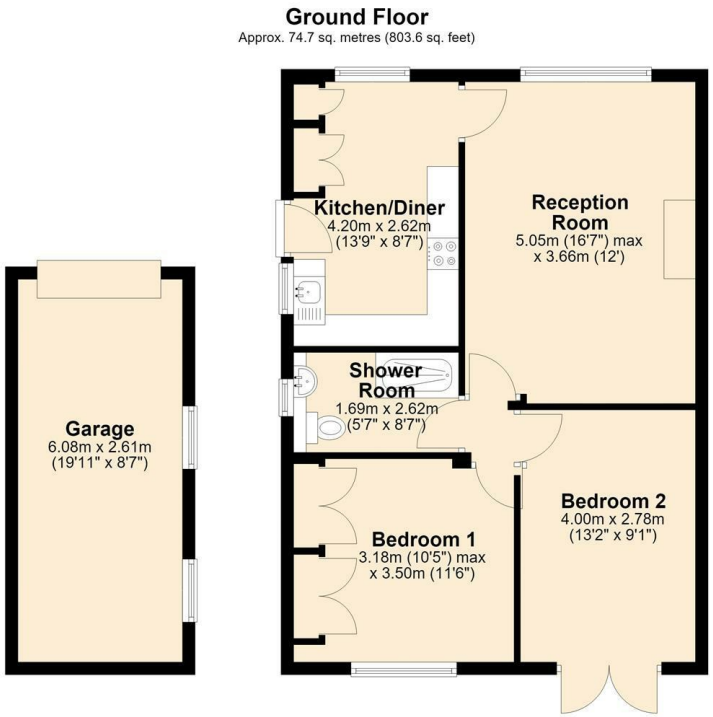
School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

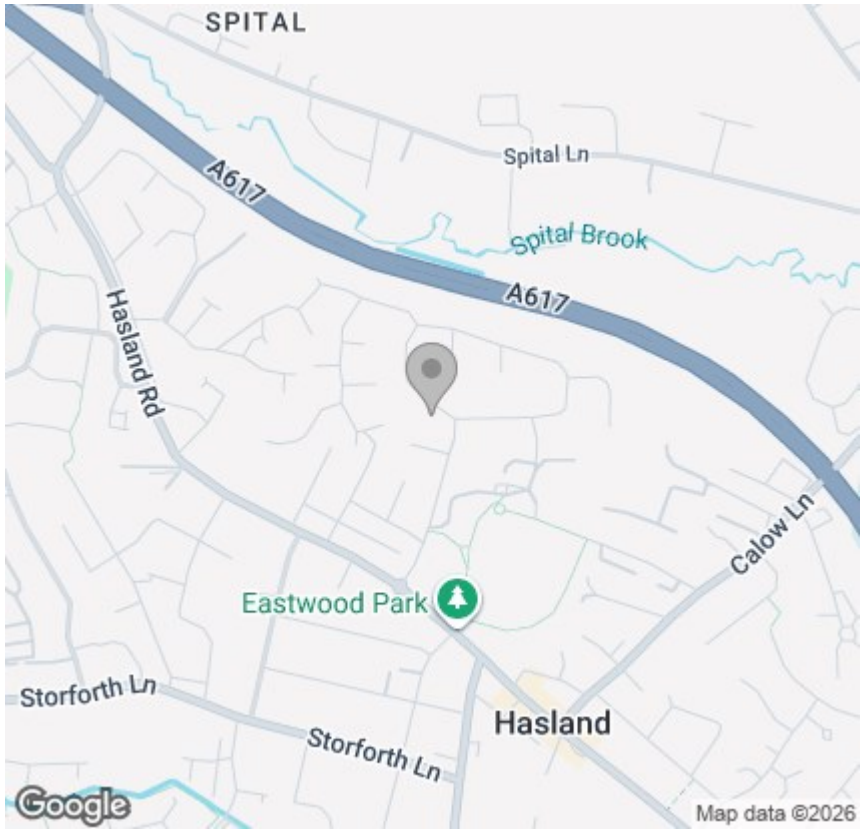
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 74.7 sq. metres (803.6 sq. feet)

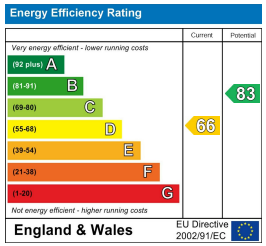
Area Map

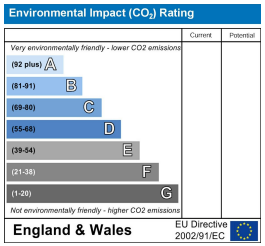


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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, 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.

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