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estate agents

37 Oadby Drive
Hasland, Chesterfield, S41 0YF

Guide price £240,000

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Well presented and maintained THREE BEDROOM SEMI DETACHED FAMILY HOUSE which is situated in this extremely sought after cul de sac in this Highly Popular Village of Hasland, Conveniently located for all local shops, doctors, schools, parks, bus routes and with easy access of the Town Centre. Major Road Network routes are easily accessible including A61/A617/M1 along with the Train Station and Hospital.

Ideally suited for first time buyers or small families alike!

Internally the beautifully decorated accommodation benefits from gas central heating with a Combi boiler new in April 2024 and uPVC double glazing. Comprises of entrance hall, newly fully tiled in 2022 cloakroom / W.C, family reception room, superb ultra modern integrated dining kitchen with quartz worktops. French doors from the kitchen leading into the impressive garden room/conservatory with access onto the rear garden.

To the first floor, main double bedroom with built in wardrobe and rear views. Good sized second double bedroom with built in wardrobe / store cupboard. Versatile third single bedroom with views over rear gardens and could be used as an office/homeworking/ study room. Newley fitted in 2022, fully tiled luxury family bathroom with modern 3 piece suite.

The front of the property provides a driveway with ample car standing spaces, and access to the semi detached garage. Matured front lawn with plants and shrubs.

To the rear of the property offers fenced and enclosed boundaries, with matured plants, trees, and shrubs, steps leading down from the garden room. There is rear access to the garage.





Additional Information

Gas Central Heating-Worcester Bosch Combi boiler - Installed in 2024
uPVC double glazed windows
Gross Internal Floor Area- 98.0Sq.m/ 1054.8Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area - Hasland Hall Community School
Hasland Infant School & Hasland Junior School - both within close proximity

Entrance Hall

10'9" x 3'6" (3.28m x 1.07m)

Front access uPVC door, and stairs to the first floor.

Fully tiled Cloakroom/WC

6'5" x 2'9" (1.96m x 0.84m)

Newly fitted in 2022. Marble effect wall tiling and comprises of a two piece suite which includes a low level w/c and douche chrome hose. Inset round wash hand basin with Quartz worktops. Chrome heated towel rail.

Reception Room

15'2" x 11'11" (4.62m x 3.63m)

Good sized family room, with laminate flooring and useful under stair store cupboard.

Superb Dining Kitchen

14'10" x 10'2" (4.52m x 3.10m)

Fabulous open plan dining kitchen with a full range of ultra modern contrasting white/walnut effect base and wall units with feature rounded edges and complementary Quartz work surfaces having an inset sink. Integrated oven, hob and feature extractor. There is downlighting. French doors to the impressive garden room which further complements this family living space

Splendid Garden Room

12'7" x 9'5" (3.84m x 2.87m)

uPVC garden room/conservatory adds additional family living space. Having French doors onto the rear gardens.

First Floor Landing

10'9" x 6'4" (3.28m x 1.93m)

Access to the insulated loft space which has some boarding which provides additional storage space.

Rear Double Bedroom One

12'6" x 8'3" (3.81m x 2.51m)

Main double bedroom with rear aspect window overlooking the garden. Built in wardrobe.

Front Double Bedroom Two

11'0" x 8'5" (3.35m x 2.57m)

A second double bedroom with rear aspect window and built in wardrobe





Rear Single Bedroom Three 8'11" x 6'6" (2.72m x 1.98m)

A versatile third bedroom which could also be used for office or home working space.

Luxury Family Bathroom 6'1" x 5'5" (1.85m x 1.65m)

Being fully tiled with a modern contemporary 'marble style' wall tiling and comprising of a White 3 piece bathroom suite. Includes a family bath, wash hand basin set in attractive vanity cupboard and low level WC with spray shower attachment. Chrome heated towel rail.

Semi-Detached Garage 16'1" x 8'4" (4.90m x 2.54m)

Spacious semi-detached garage, with up & over door. Useful storage above.

Outside

The front of the property provides ample car standing spaces and gives access to the garage. Matured open plan front lawn with plants and shrubs.

To the rear of the property offers fenced and enclosed boundaries, with matured plants, trees, and shrubs, steps leading down from the garden room. There is a rear door providing access to the garage.



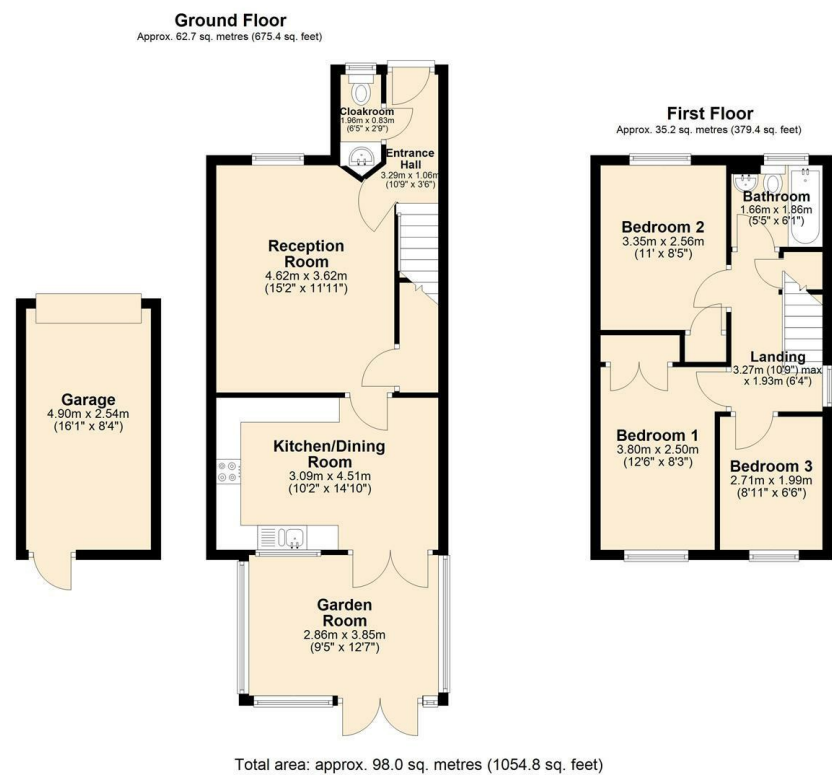
School catchment areas

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.



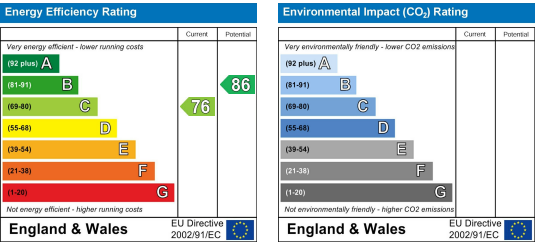
Floor Plan



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



Area Map



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.

