



Castle Court, HEANOR DE75 7HU

welcome to

Castle Court, HEANOR

- STUNNING DETACHED HOME
- Four Bedrooms - Master with En Suite
- Beautifully Presented Throughout
- Separate Utility Room
- South Facing Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over

£400,000

Entrance Hall

Composite feature front door with side panels leading to the extended hallway, feature radiator, porcelain herringbone flooring, carpeted stairs leading to the first floor, doors to garage, living areas, kitchen, under stairs storage cupboard.

Lounge

15' x 11' 4" (4.57m x 3.45m)
UPVC window to front aspect with shutter blinds, fully carpeted, feature fireplace, feature radiator, tv point and broadband connection point. As an added bonus, elegant double bi-fold doors offer the flexibility to separate the lounge for privacy or open it up for a seamless flow.

Snug

13' 1" x 11' 3" (3.99m x 3.43m)
Natural light from two UPVC side-aspect windows, this stylish space showcases a feature log burner from the ACR Stoves Neo-Eco Range, set against elegant porcelain herringbone flooring. A tall designer radiator adds a contemporary touch, while the open-plan layout flows seamlessly into the sunroom/dining area and through double doors into the lounge.

Sun/Dining Room

12' 1" x 8' (3.68m x 2.44m)
Flooded with natural light from two Velux skylights and rear-facing windows, this space features a striking

tall radiator, sleek porcelain floor tiles, and premium aluminium double-glazed windows. Elegant French doors open directly onto the rear garden, blending indoor comfort with outdoor charm.

Kitchen

11' 9" x 9' 1" (3.58m x 2.77m)
A stylishly updated kitchen featuring a rear-aspect UPVC window with shutter blinds, allowing natural light to complement the sleek quartz worktops. The space is thoughtfully designed with contemporary base and wall units, a one-and-a-half bowl sink, and part-tiled walls for a clean, modern finish. Porcelain tiled flooring adds elegance underfoot, while integrated appliances—including an eye-level double oven, induction hob with overhead extractor, dishwasher, fridge, and freezer—offer seamless functionality. A radiator ensures year-round comfort, and a convenient door leads directly to the utility room.

Utility Room

6' 4" x 4' 10" (1.93m x 1.47m)
This well-appointed utility room features a UPVC window and door leading to the rear garden, seamlessly matching the kitchen's design. Fitted with sleek base and eye-level units topped with durable quartz worktops, it includes a stainless-steel single sink and part-tiled walls for a clean, practical finish. There's plumbing for a washing machine, dedicated space for a dryer



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Property Ref:

KBY109734 - 0012

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0115 938 5062



kimberley@williamhbrown.co.uk



39 Main Street, Kimberley, NOTTINGHAM,
Nottinghamshire, NG16 2NG



williamhbrown.co.uk