



## Trafalgar House, 96 Nelson Street, Heanor, DE75 7QR

**£295,000**



Offered with no upward chain. A generously proportioned yet versatile family home situated conveniently close to the town centre. Offering deceptively spacious character five bedroom accommodation over three storeys with a beautiful wall garden. Viewing is strongly recommended.



# Trafalgar House, 96 Nelson Street, Heanor, DE75 7QR

**£295,000**



The traditional Victorian residence was once a corner shop with living accommodation and storage to the lower ground floor.

Having been beautifully modernised to offer deceptively spacious and generously proportioned period accommodation comprising entrance hallway, lounge, with annex bedroom and bathroom off. There is a study, sitting room with period open fire and box bay window enjoying views. To the lower ground floor is a dining room, fitted kitchen with range cooker, laundry room, coal house and cellar storage with two rooms. On the first floor there are four generous double bedrooms and family bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating fired by a Worcester combi boiler (serving the domestic hot water and central heating system). The property has been recently insulated and rendered.

To the front of the property is a paved fore garden with flower beds. Steps from the side of the house lead into the walled garden. A path to the lower side provides access through a secure wooden gate to the rear. The enclosed rear garden is well stocked with cottage garden flower beds, vegetable plot with raised beds, greenhouse and a patio, perfect for alfresco dining and entertaining.

Heanor is popular market town with excellent shopping, schools, leisure facilities and has easy access to Derby and Nottingham via major road links, ie A610, A38 and M1. Shipley Park is close by with many countryside walks and open views.

## **ACCOMMODATION**

An half glazed composite entrance door allows access.

## **ENTRANCE HALL**

There is original deep skirting, radiator, telephone point and stairs provide access to the lower ground floor.

## **ANNEX LOUNGE**

13'11 x 14'1 (4.24m x 4.29m )

There is a UPVC double glazed window to the front, radiator, TV aerial point, telephone point and built-in cupboard houses the electrical installation. A door opens into :

## **ANNEX BEDROOM**

13'7 x 12'11 (4.14m x 3.94m )

Having twin UPVC double glazed windows to the side, radiator and door opens into :

## **ANNEX BATHROOM**

12'8 x 10'11 (3.86m x 3.33m)

Appointed with a four piece suite comprising panelled bath, pedestal wash hand basin, walk-in shower enclosure with electric shower and a low flush WC. There is complementary half tiling, wood effect

flooring, extractor fan, radiator and a UPVC double glazed window to the rear elevation.

### **STUDY/ SNUG**

11'6 x 11'6 (3.51m x 3.51m )

Having a UPVC double glazed window to the front, radiator and entrance to the staircase, which climbs to the first floor.

### **SITTING ROOM**

15' x 11'6 extending to 15'6 into bay (4.57m x 3.51m extending to 4.72m into bay)

A light room having a box bay window to the rear elevation enjoying views towards Denby. There is a period fire surround with flagstone hearth and open cast iron grate, TV aerial point, radiator and stair climb off to the first floor.

### **LOWER GROUND FLOOR**

#### **DINING ROOM**

11'3 x 11'4 (3.43m x 3.45m )

Having been tanked and insulated there are two UPVC double glazed windows and a radiator.

### **KITCHEN**

15'2 x 13'3 max measurements (4.62m x 4.04m max measurements)

Fitted with a range of cream shaker style base cupboards, drawers and eye level units with marble effect rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. There is a gas range cooker with double ovens, warming oven, grill and a 7 ring gas hob with extractor hood, space for a fridge freezer and vent for a tumble dryer. There is a ceramic tiled floor, UPVC double glazed window overlooking the garden and a half glazed entrance door provides access.

### **ON THE FIRST FLOOR**

#### **LANDING**

There is a UPVC double glazed window to the front elevation, radiator and doors off.

#### **BEDROOM ONE**

12'2 x 11'7 (3.71m x 3.53m )

Having a picture window to the rear elevation enjoying views towards Crich Stand, radiator, TV aerial point and recessed shelving.



## BEDROOM TWO

11'5 x 11'4 (3.48m x 3.45m )

There is coving to the ceiling, radiator, UPVC double glazed window to the front elevation and two doors onto the landing.

## BEDROOM THREE

13'10 x 13'7 (4.22m x 4.14m )

A light and spacious room with dual aspect UPVC double glazed windows to the side and front, radiator and original deep skirting.

## BEDROOM FOUR

13' x 11'8 (3.96m x 3.56m )

There is a radiator and a UPVC double glazed window to the side elevation.

## FAMILY BATHROOM

Appointed with a three piece suite comprising panelled bath with shower from the mixer taps and glazed screen. Pedestal wash hand basin and low flush WC. There is a UPVC double glazed window to the rear elevation, complementary full tiling, ceramic tiled flooring, heated towel radiator and a in-built cupboard provides linen storage.

## OUTSIDE

Steps provide access to the front door with a flower bed and light. A path to the side provides access through a secure wooden gate to the rear.

## WALLED GARDEN

From the road side is a wooden gate with steps climbing down to the mature garden. There is a generous patio providing a sunny seating area, with lawned garden, established flower beds with trees, shrubs and flowering plants. There is a productive vegetable garden with raised beds, fruit bushes, greenhouse and sunny seating area, perfect for alfresco dining and entertaining.

## LAUNDRY ROOM

A brick outhouse is used has a laundry room with Belfast sink, light, power, plumbing for two automatic washing machines and gardeners WC. There is a coalhouse for fuel storage, outside tap and external light.

## CELLAR STORE ONE

13'2 13'8 (4.01m 4.17m )

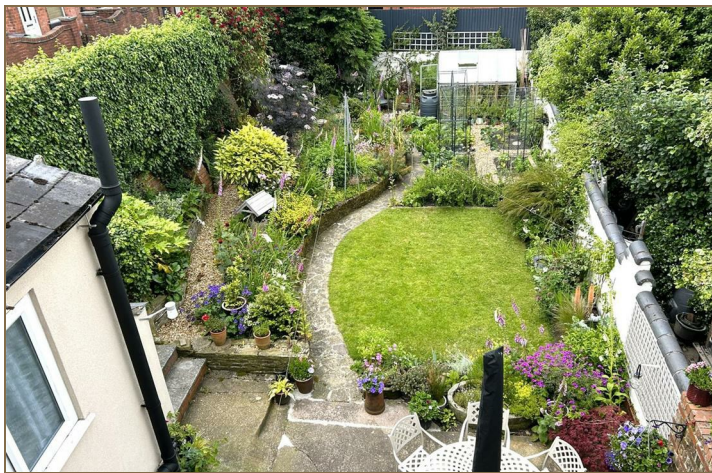
Having light and dry storage.



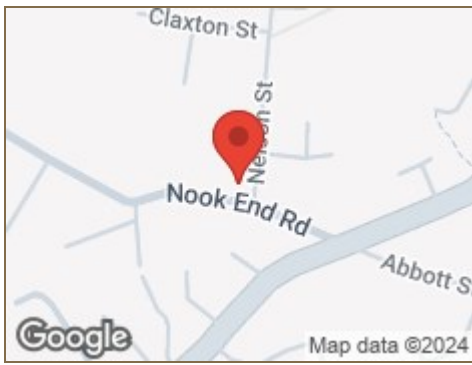
## CELLAR STORE TWO

16'7 x 13'6 (5.05m x 4.11m)

Having light, power and dry storage.



## Road Map



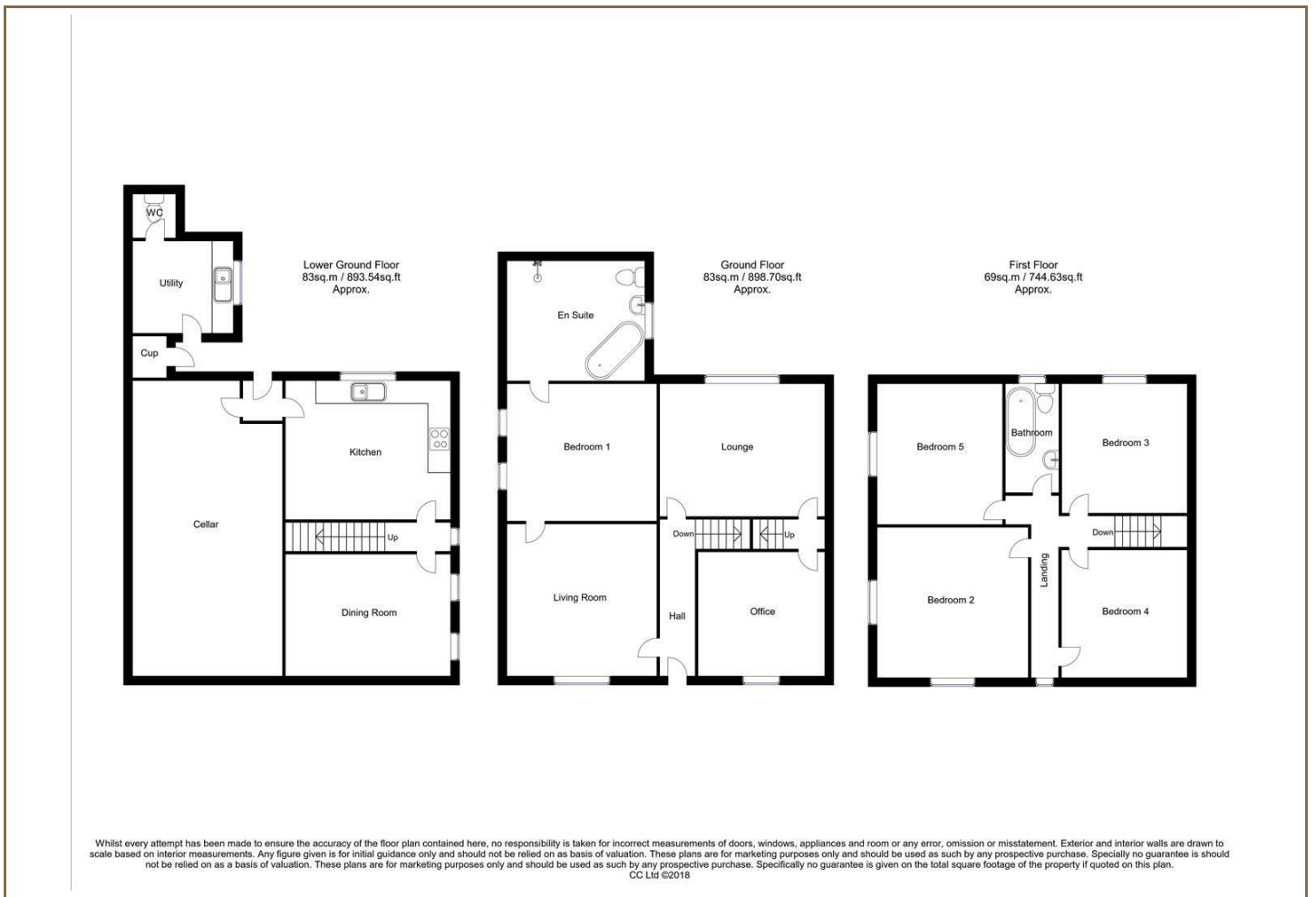
## Hybrid Map



## Terrain Map



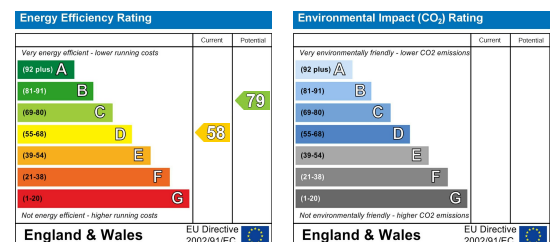
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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