



## The Laurels, 2 Laceyfields Road, Heanor, DE75 7HJ

**£550,000**



Offered with vacant possession / no chain. A traditional detached family home, offering generously proportioned yet versatile four bedroom accommodation over three floors. Occupying an impressive plot with wrap around gardens extending to approx. third of an acre. There is ample hard standing, car parking, double garage and landscaped gardens. Viewing is strongly advised.





# The Laurels, 2 Laceyfields Road, Heanor, DE75 7HJ

£550,000



The property is accessed from a private driveway off Hands Road, through secure double gates, where the house sits centrally to the grounds. The welcoming accommodation could be easily converted to create four bedroom family accommodation with a ground floor annex. The grounds would allow further potential to extend or develop subject to local authority planning permissions.

Offering generously proportioned yet versatile family accommodation comprising an entrance porch, reception hallway, which allows access into a spacious family room and welcoming dining room. There is a well equipped fitted breakfast kitchen with integrated appliances and granite work surfaces, separate utility room/ WC and pantry off an inner hallway, conservatory to the rear and a light and spacious 27' lounge with a contemporary log burning stove. To the first floor there is a family bathroom, three bedrooms with the principal suite having a walk-in wardrobe, luxury ensuite shower room and in-built wardrobes. To the second floor is a further double bedroom

Benefitting from quality UPVC double glazed windows and doors, gas central heating fired by a Worcester sealed system boiler and security alarm system. There are solar panels to the roof generating discounted electricity.

The grounds extend to approximately one third of an acre with automated gates allowing access to a generous tarmac driveway providing turning space, hard standing and access to the double detached garage. There is a wooden

shed and pine observatory cabin with removable roof. The gardens wrap around the house with a sunny paved seating area enjoying a southerly aspect. A timber gazebo is perfect for alfresco dining and entertaining, overlooking an ornamental pond, with cascading water feature with mature trees and shrubs. The garden extends to the side and rear with a generous paved enclosure, perfect for pets and a separate enclosed lawn area.

Heanor is a 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. Whilst the A6 provides the gateway to the stunning Peak District.

## ACCOMMODATION

A UPVC entrance door opens into a conservatory porch, constructed with a brick base, UPVC double glazed windows and a tiled roof. There is ceramic tiled flooring and a door opening into :

## LOBBY

Suitable for conversion to create part of an annex having plumbing for a ground floor bathroom. Access into :

## GENEROUS FAMILY ROOM

18' x 16'6 (5.49m x 5.03m )

The generous games room could easily convert to a ground floor annex with plumbing in place for a bathroom and the room would divide into bedroom and lounge with kitchenette, (subject

to building regulations). There are triple aspect windows to the front, side and rear, twin radiators and a wall mounted Worcester boiler, which serves the domestic hot water and central heating system.

### **DINING ROOM**

15' x 15' (4.57m x 4.57m)

Having a UPVC double glazed bay window to the front, radiator, marble fire surround with matching hearth and insert housing a gas pebble effect living flame fire, telephone point, TV aerial point and a arched glazed door opens into the lounge. UPVC double glazed sliding patio doors open into :

### **IMPRESSIVE FITTED KITCHEN**

24' 6 x 10' 6 (7.32m 1.83m x 3.20m)

Comprehensively appointed with a quality range of white shaker style base cupboards, drawers and eye level units with pull out larder units and glazed display cabinets with Corion work surface over incorporating a double inset stainless steel sink and drainer with mixer taps and splash back tiling. Integrated appliances include two double electric ovens and grill,

combination oven, induction hob, extractor hood, built in microwave, dishwasher and an American style fridge freezer. There is ceramic tiled flooring, under plinth lighting, breakfast bar, dual aspect UPVC double glazed windows, radiator and UPVC double glazed French doors open into the conservatory.

### **CONSERVATORY**

Having UPVC double glazed windows and doors.

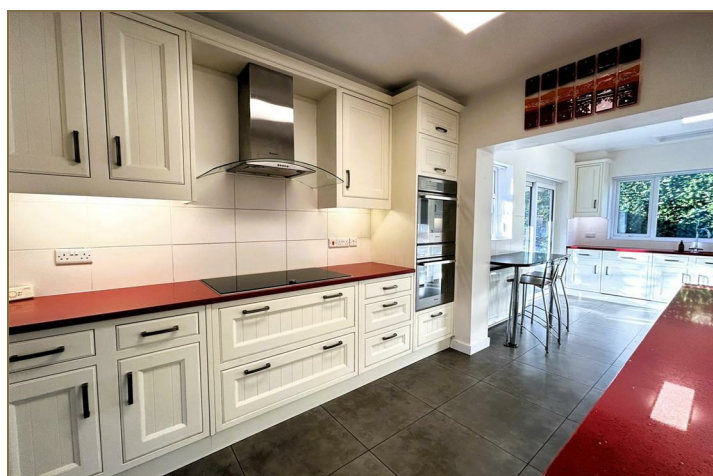
### **LOUNGE**

26'11 x 15'3 (8.20m x 4.65m )

A generously proportioned room with a feature marble tiled wall having a contemporary inset log burning stove, log storage and a glazed hearth. There are dual aspect UPVC double glazed windows to rear and full height sliding patio doors to the front opening onto the garden, wall lighting, twin radiators, TV aerial point, coving and satellite connection.

### **INNER LOBBY**

There is an understairs pantry and access to





## UTILITY ROOM

6'9 x 8' (2.06m x 2.44m)

There is a base unit with stainless steel inset sink and mixer tap, plumbing for a washing machine, space for further appliances, complementary full tiling, ceramic tiled flooring, extractor fan, UPVC window to the rear and a radiator.

## FIRST FLOOR

### LANDING

Having a radiator and stairs climb off to the second floor.

## PRINCIPAL BEDROOM

18' x 15'5 (5.49m x 4.70m )

A generous room with a range of in-built furniture comprising a double slide robe wardrobe, dressing table, bedside cabinets and drawers. There is a UPVC double glazed window to the front elevation enjoying far reaching views, radiator, TV aerial point and access to the walk-in wardrobe.

### WALK-IN WARDROBE

Fitted with in built wardrobes with hanging, shelving and show storage.

## ENSUITE SHOWER ROOM

Beautifully appointed with a three piece suite with a double walk-in shower enclosure with a thermostatic rainfall shower and hose attachments, Geberit low flush WC and vanity wash hand basin, complementary full tiling with a vertical inset contrast tile and ceramic tiled flooring with under floor heating, extractor fan, heated towel radiator and a UPVC double glazed window to the rear elevation.

## BEDROOM TWO

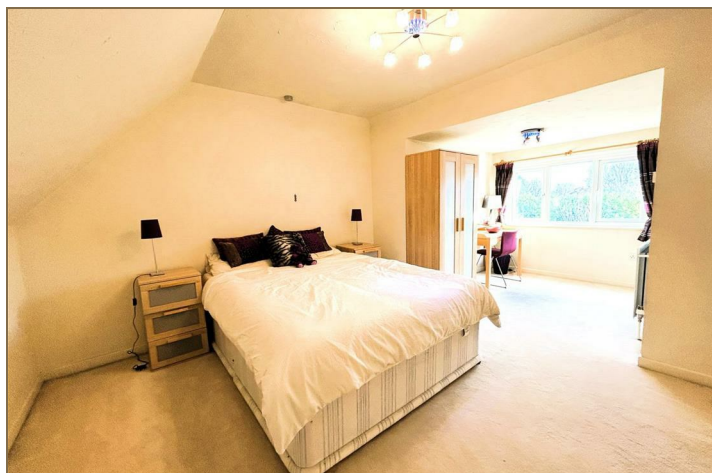
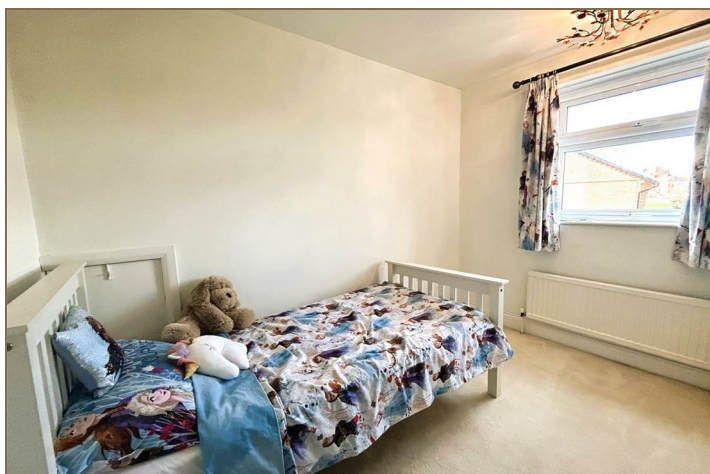
13'4 x 14'5 into bay (4.06m x 4.39m into bay)

There is a UPVC double glazed bay window to the front elevation, enjoying views and having built-in drawers. Having a range of in built, wardrobes, drawers and dressing table, radiator, original picture rail and ensuite WC with a wash hand basin and UPVC double glazed window.

## BEDROOM FOUR

10'5 x 9' (3.18m x 2.74m)

Having a UPVC double glazed window to the rear elevation and radiator. There is a loft hatch opening to a spacious attic room with light, power, dormer window, radiator and ladder.





## FAMILY BATHROOM

Beautifully appointed with a four piece suite with a panelled bath, double walk-in shower enclosure with a thermostatic shower, vanity wash hand basin and low flush WC. Having a heated towel radiator, mirror wall cabinet, full complementary tiling with mosaic contrast detail, ceramic tiled floor with under floor heating, inset spot lighting and a UPVC double glazed window to the rear elevation.

## ON THE SECOND FLOOR

### LANDING

There is a Velux skylight window and a in built cupboard with light and shelving.

### BEDROOM THREE

18'4 x 12'1 (5.59m x 3.68m )

There is a UPVC double glazed dormer style window to the front elevation enjoying views and a radiator.

## OUTSIDE

The property is accessed from a private driveway, through automated double wrought iron gates. There is a large tarmac hard

standing area, providing turning space, car parking and leading to a double garage.

## GARAGE

Having roller doors doors, light, power and security alarm. There is a wooden shed and store with retractable roof having light and power

## GARDENS

The gardens wrap around the property with lawned area having a ornamental pond and cascading water feature, flagstone patio area with a gravelled rockery bed with trees and shrubs. A timber gazebo provides a sheltered area, perfect for alfresco dining and entertaining. There is outside lighting and power points. The gardens extend to the side and rear through a secure gate creating an enclosure, which is paved with light, tap and a further enclosed lawn ideal for pets.



Road Map



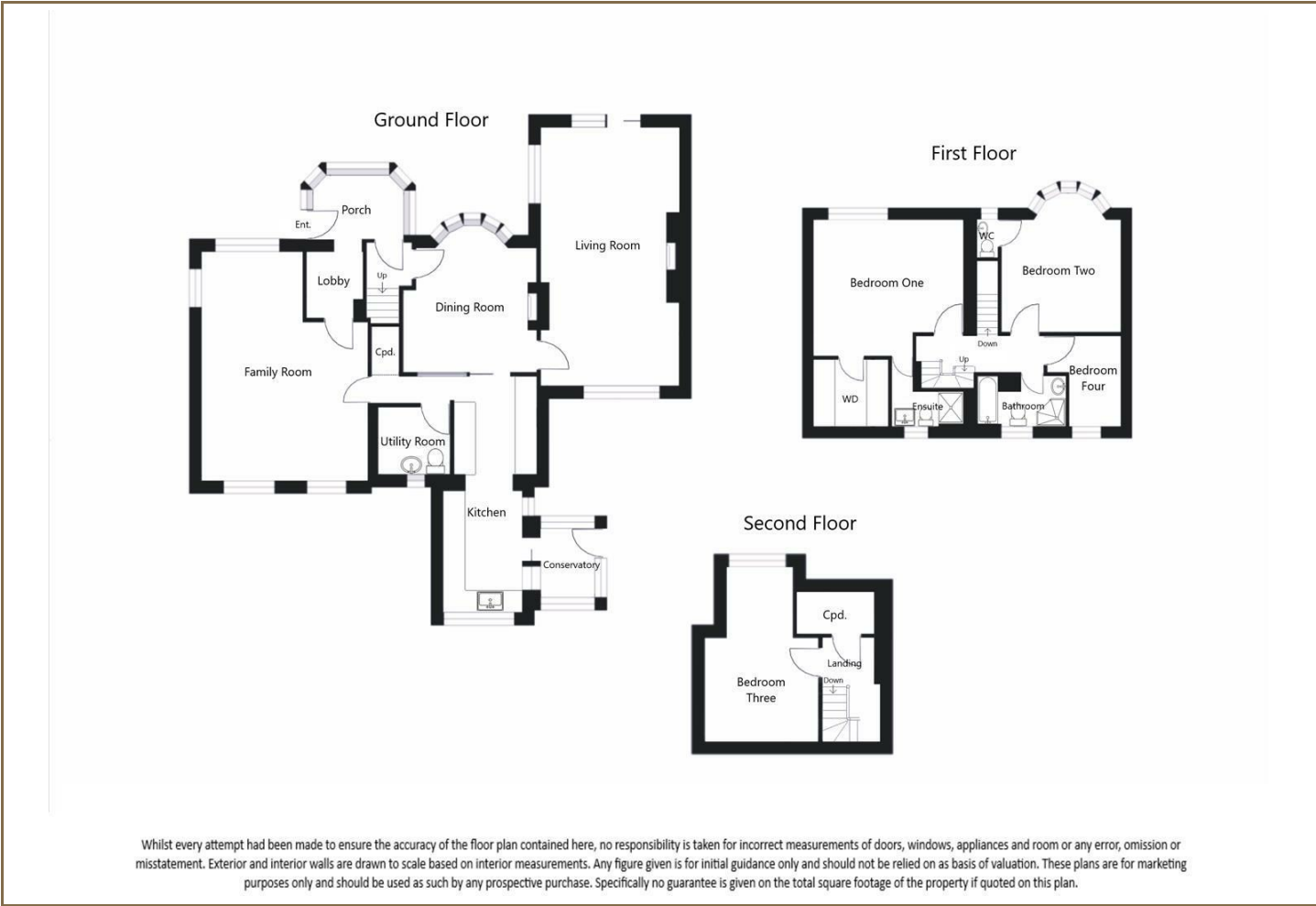
Hybrid Map



Terrain Map



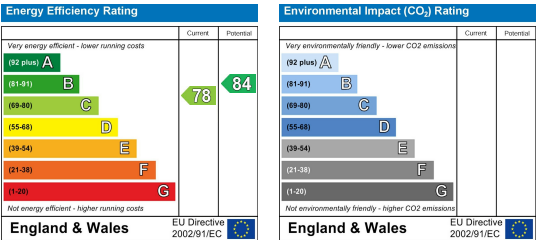
Floor Plan



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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