



Breach Road  
Heanor



# Breach Road Heanor DE75 7HQ

for sale offers over  
**£425,000**



## Property Description

BURCHELL EDWARDS are pleased to offer this very well presented five bedroom detached home in the sought after location of Heanor. The property is close to , walks, good schools, local amenities & road links. In brief the property comprises of two reception rooms, fitted kitchen, bedroom two with en-suite, to the first floor are four good size bedrooms, with master benefiting from an en-suite , and family four piece bathroom. Outside has ample off road parking and secure double gates leading to the rear. the hole property sits approximately on 1.5 acres and has ample opportunity.

## Dining Room

11' 5" x 11' 5" ( 3.48m x 3.48m )

Accessed through the front door with laminate flooring large double glazed window and radiator.

## Lounge

26' 2" x 15' ( 7.98m x 4.57m )

Situated towards the rear the open lounge has a chimney breast and is on two tears, access to the kitchen , stairs leading up to the first floor, laminate flooring electric fire , double glazed window overlooking the rear garden.

## Kitchen

13' 8" x 9' 7" ( 4.17m x 2.92m )

This fitted kitchen has matching wall and base units with counter tops over , duel aspect double glazed windows, double electric oven, induction hobs with extractor over , sink and drainer unit , door to the rear garden , radiator and vinyl flooring.

## Bedroom Two

8' 5" x 4' 5" ( 2.57m x 1.35m )

Situated to the front elevation with double glazed window, laminate flooring and also has a small en-suite with wash hand basin , low level w/c and shower cubicle.



## First Floor Landing

Allowing access to all the upper level areas.

## Bedroom First

.17' 3" x 9' 7" ( 5.26m x 2.92m )

Situated to the rear elevation this well sized double bedrooms benefits from a cupboard which is currently used as a walk in wardrobe, an en-suite large double glazed window looking over the garden and land, radiator and carpet flooring.

## En-Suite

The three piece family bathroom suite comprise of a free standing bath with shower over , pedestal wash hand basin , low level w/c and vinyl flooring.

## Bedroom Three

11' 3" x 9' 8" ( 3.43m x 2.95m )

Situated to the front elevation this double bedroom has a large double glazed window radiator and carpet flooring.

## Bedroom Four

11' 4" x 8' ( 3.45m x 2.44m )

Situated to the front elevation this double bedroom has a large double glazed window radiator and laminate flooring.

## Bedroom Five

8' 6" x 7' 7" ( 2.59m x 2.31m )

Situated to the front elevation with a double glazed window radiator and laminate flooring.

## Bathroom

The four piece family bathroom suite comprises of a shower cubicle, free standing bath , pedestal wash hand basin , low level w/c and vinyl flooring.

## Front

The property stands proud from the road with a driveway and small garden in front, there is also gates that lead down to the rear.

## Rear

The open rear garden has additional parking and steps up to the rear door. Along with this there is a large plot of around an acre in size which is laid to lawn with large trees, shed and foundations from previous green houses and sheds.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

**EPC Rating: C**

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/EWD206278](http://burchelledwards.co.uk/Property/EWD206278)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EWD206278 - 0003