



Newham Close
HEANOR



Newham Close HEANOR DE75 7TW

for sale
£300,000



Property Description

A beautifully presented THREE bedroom detached property set in the popular location of Heanor on Newham Close in a cul-de-sac; this property is a fantastic family home offering tremendous space and modern living. Internally the property briefly comprises of to the ground floor; great sized entrance area which could be used as an office area, cosy lounge, open plan kitchen living diner into the conservatory and downstairs W.C. The property once had an integral garage which has now been fully converted; which could be used as a further reception room or bedroom. To the first floor are three good sized bedrooms, with the main bedroom benefiting from an ensuite and walk in wardrobe and a family bathroom. The rear garden is of ease of maintenance laid with artificial grass. The property is fully double glazed and gas centrally heated throughout.

Entrance Hallway

Composite door, laminate flooring, radiator, understair storage, stairs to the first floor and dual aspect UPVC double glazed windows to the front and side elevation creating an inviting entrance hallway.

Downstairs W.C

Fitted with a W.C, wash hand basin, pattern tiled splashbacks, towel rail and UPVC double glazed opaque window to the front elevation.

Lounge

12' 7" x 10' 11" (3.84m x 3.33m)
Laminate flooring, radiator and TV point.

Dining Room/ Bedroom

16' 7" x 7' 8" (5.05m x 2.34m)
UPVC double glazed window to the front elevation, laminate flooring and radiator.

Kitchen

9' 6" x 7' 2" (2.90m x 2.18m)
Fitted with matching wall and base units incorporating a stainless steel sink and drainer with mixer tap, complementary tiled splashbacks, breakfast bar, integrated electric oven and hob, cooker hood extractor fan over, integrated washing machine, USB outlets, tiled flooring, radiator and open to;

Conservatory

18' 2" x 10' 6" (5.54m x 3.20m)
UPVC and brick constructed with double glazed windows and French doors leading to the rear garden, tiled flooring and radiator.

Landing

Carpet flooring, storage cupboard and access to all further rooms.

Bedroom One

10' 3" x 9' 6" (3.12m x 2.90m)

UPVC double glazed window to the rear window, carpet flooring, radiator and access to ensuite and wardrobe.

En-Suite

Fitted with a W.C, shower cubicle, wash hand basin, towel radiator, extractor fan, tiled splashbacks, tiled flooring and UPVC double glazed opaque window to the rear elevation.

Bedroom Two

10' 4" x 9' 6" (3.15m x 2.90m)

UPVC double glazed window to the front elevation, laminate flooring and radiator.

Bedroom Three

9' 9" x 8' 9" (2.97m x 2.67m)

UPVC double glazed window to the front elevation, laminate flooring and radiator. Loft access via a drop down ladder. Loft is partially boarded for storage.

Family Bathroom

Fitted with a W.C, wash hand basin, bath, tiled splashbacks, tiled flooring, extractor fan, towel radiator, mirror touch lighting and UPVC double glazed window to the side elevation.

Front

The property is set back from the road with a driveway providing ample off road parking as well as secure gate to the rear.

Rear

The rear garden is mainly laid with artificial grass with a decked border and further garden space ripe with potential.









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

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: C

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD206859 - 0001