



Heanor Road
Heanor



Property Description

*** Situated In A Sought After Location ***

Early viewing comes advised on this three bedroom semi-detached family home situated in a popular location benefiting from a dining kitchen and conservatory. In brief property comprises entrance hall, spacious living room, dining kitchen with integrated appliances and conservatory. To the first floor the landing gives access to the three bedrooms, all benefiting from fitted wardrobes and a well presented family bathroom.

Outside the property is set back from the road with a front garden laid to lawn, driveway providing off street parking and gated access leading to the rear garden and garage. Low maintenance rear garden with a generous patio area, outside cold water tap and lighting. The garage has an up and over door, power and lighting.

Entrance Hall

Entrance through a uPVC double glazed door to the side elevation, carpet flooring, central heating radiator, stairs to the first floor, under stairs storage cupboard and doors to the living room and dining kitchen.

Living Room

14' x 13' Into Bay (4.27m x 3.96m Into Bay)

With carpet flooring, central heating radiator, gas fire with surround, TV point and a uPVC double glazed bay window to the front elevation.

Dining Kitchen

14' x 9' (4.27m x 2.74m)

Fitted with a range of wall and base units, work surface with inset sink, tiled splash-backs and tile effect flooring. Integrated appliances include washing machine, dishwasher and a 'Range' style cooker. Space and plumbing for an American style fridge freezer, central heating radiator, space for a dining table, uPVC double glazed door to the rear elevation leading to garden and a uPVC double glazed french door to the rear elevation leading to the conservatory.

Conservatory

12' x 9' (3.66m x 2.74m)

Tiled flooring with under floor heating, power points, uPVC double glazed windows and uPVC double glazed french doors to the rear elevation.

First Floor

Landing

Carpet flooring, loft access and doors to the three bedrooms and bathroom.

Bedroom One

15' x 9' (4.57m x 2.74m)

Carpet flooring, central heating radiator, fitted wardrobes, dressing table and a uPVC double glazed window to the front elevation.

Bedroom Two

9' 11" x 7' 10" (3.02m x 2.39m)

With carpet flooring, central heating radiator, fitted wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom Three

9' 10" x 7' (3.00m x 2.13m)

Carpet flooring, central heating radiator, fitted wardrobes, fitted over head storage cupboards and a uPVC double glazed window to the rear elevation.

Family Bathroom

Three piece suite comprising panelled bath with shower over, glass shower screen, low level WC, wash basin, heated towel rail, tiled walls, tiled flooring and two uPVC double glazed obscure windows to the side elevation.

Outside

Outside the property is set back from the road with a front garden laid to lawn, driveway providing off street parking and gated access leading to the rear garden and garage. Low maintenance rear garden with a generous patio area, outside cold water tap and lighting. The garage has an up and over door, power and lighting.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: C

Tenure: Freehold

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