



Berle Avenue
Heanor



Property Description

*** Cul-De-Sac Location ***

Spacious four double bedroom detached family home situated in a cul-de-sac benefiting from ample off street parking and a en-suite to the master bedroom. In brief property comprises entrance hall with access to integral garage, living room, open plan dining kitchen and guest WC. To the first floor the landing gives access to four bedrooms and the four piece suite family bathroom.

Outside the property is set back from the road with a driveway and integral garage providing ample off street parking. An outside light and gated side access leading to the side and rear gardens.

The west facing garden is mainly laid to lawn with borders, trees and shrubs. Generous patio area, garden shed, outside power point and an outside cold water tap.

Entrance Hall

Entrance through a uPVC double glazed door to the front elevation, carpet flooring, central heating radiator, stairs to the first floor and doors to the living room, dining kitchen, guest WC and garage.

Dining Kitchen

25' 10" x 9' (7.87m x 2.74m)

Kitchen Area

Fitted with a range of wall and base units, work surface with inset stainless steel sink

and drainer. Integrated double oven, four ring gas hob with extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, tiled flooring, uPVC double glazed window to the rear elevation and a uPVC double glazed door to the side elevation leading to the garden.

Dining Area

With carpet flooring, central heating radiator, space for table, uPVC double glazed window to the rear elevation. uPVC double glazed french door to the side elevation leading to garden and double doors opening to the living room.

Living Room

16' x 9' (4.88m x 2.74m)

With carpet flooring, TV point, central heating radiator, uPVC double glazed window to the side elevation, uPVC double glazed window to the front elevation and door to entrance hall,

Guest Wc

Low level WC, wash basin, central heating radiator and tiled flooring.

Garage

Providing power, lighting, up and over door and a wall mounted boiler.

First Floor

Landing

With carpet flooring, loft access, uPVC double glazed window to the front elevation and doors to the four bedrooms and family bathroom.

Bedroom One

12' x 11' (3.66m x 3.35m)

With carpet flooring, central heating radiator, uPVC double glazed window to the rear elevation and door to en-suite.

En-Suite

Comprising double shower cubicle, low level WC, wash basin, vinyl flooring, tiled splash-backs, central heating radiator and a uPVC double glazed obscure window to the side elevation.

Bedroom Two

9' x 9' 11" (2.74m x 3.02m)

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

Bedroom Three

13' x 6' (3.96m x 1.83m)

Carpet flooring, central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom Four

7' x 9' (2.13m x 2.74m)

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

Family Bathroom

Four piece suite family bathroom comprising panelled bath, shower cubicle, central heating radiator, tiled splash-backs, vinyl flooring and a uPVC double glazed obscure window to the side elevation.

Outside

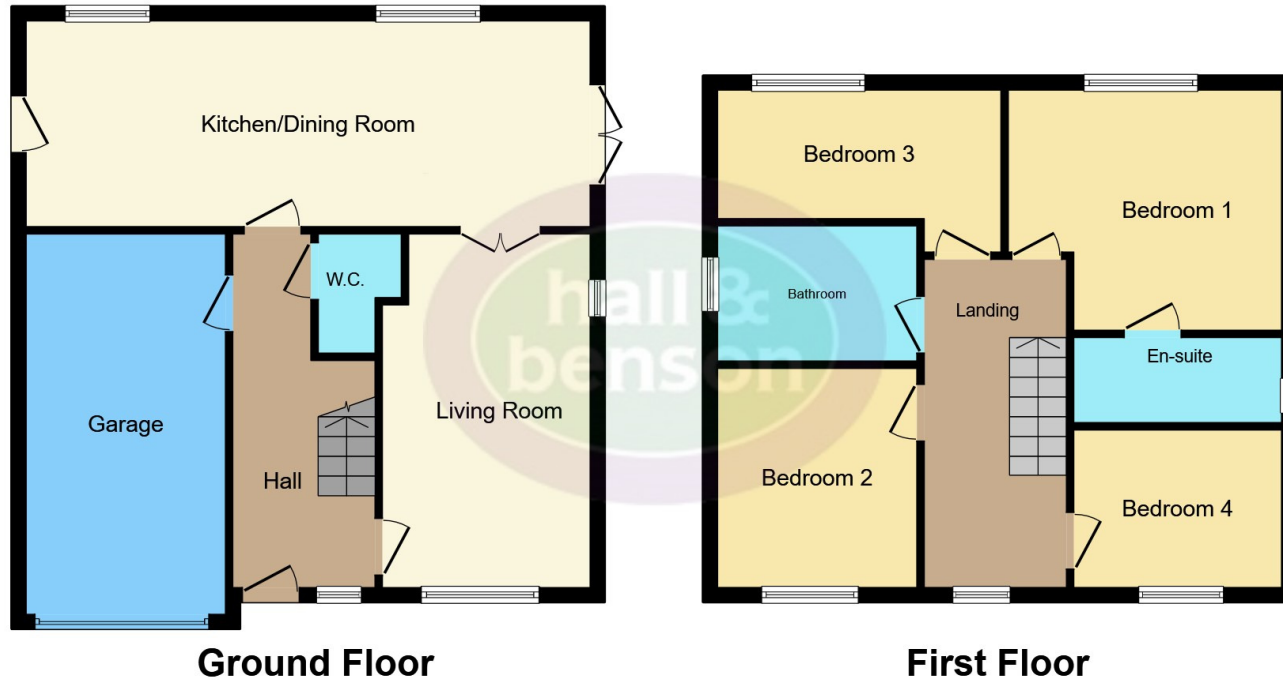
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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability 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

view this property online hallandbenson.co.uk/Property/HNR102193



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Property Ref: HNR102193 - 0006