



Ilkeston Road
Heanor



Property Description

*** Spacious And Full Of Character ***

Beautifully presented and deceptively spacious three double bedroom detached family home, benefiting from multiple reception rooms and original features throughout. In brief property comprises entrance porch with a feature stained glass door leading to entrance hall, living room with feature fireplace, dining room with french doors leading to garden, dining kitchen, utility room and a guest WC. To the first floor, the landing gives access to the three bedrooms, office and a four piece suite family bathroom.

Outside, this period property is set back from the road with a blocked paved driveway providing ample off street parking, electric car charger point and gated side access leading to the rear garden,

Landscaped rear garden boasting a generous patio area with pergola, outside hot water tap and a large outbuilding providing power and lighting. Early viewing comes highly advised.

Entrance Porch

Entrance through a double glazed door to the front elevation, tiled flooring, storage cupboard and a feature stained glass door leading to the entrance hall.

Entrance Hall

With carpet flooring (Parquet flooring

underneath), central heating radiator, stairs to the first floor storage cupboard with access to electricity meter and doors to the living room, dining room and dining kitchen.

Living Room

15' 1" x 13' 5" (4.60m x 4.09m)

With wood flooring, TV point, central heating radiator, feature fireplace, uPVC double glazed window to the side elevation and a UPVC double glazed bay window to the front elevation.

Dining Room

14' 2" x 13' 5" (4.32m x 4.09m)

With wood flooring, central heating radiator, TV point, uPVC double glazed window to the side elevation and a uPVC double glazed french door to the rear elevation leading to the garden.

Dining Kitchen

17' 6" x 11' 4" (5.33m x 3.45m)

Fitted with a range of wall and base units, work surface with inset sink, tiled splash-backs, integrated oven, electric hob with extractor over, integrated microwave, integrated dishwasher, space for fridge freezer, tiled flooring with underfloor heating, spotlights to ceiling, central heating radiator, space for dining table, two uPVC double glazed windows to the side elevation, uPVC double glazed door to the side elevation leading to garden and door to the utility room.

Utility Room

Fitted wall and base units, space and plumbing for washing machine, space for dryer, tiled flooring, spotlights to ceiling, uPVC double glazed window to the rear elevation and door to guest WC.

Guest Wc

With a low level WC, wash basin, tiled flooring, half-tiled walls, central heating radiator and a uPVC double glazed obscure window to the side elevation.

First Floor

Landing

With carpet flooring, central heating radiator, feature arch and doors to the three bedrooms and family bathroom.

Bedroom One

14' 2" x 13' 5" (4.32m x 4.09m)

With wood flooring, TV point, central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom Two

13' 5" x 13' 1" (4.09m x 3.99m)

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

Bedroom Three

11' 4" x 10' 1" (3.45m x 3.07m)

Wood flooring, central heating radiator and a uPVC double glazed window to the side elevation,

Office

6' 8" x 5' 8" (2.03m x 1.73m)

Wood effect flooring, spotlights to ceiling and a uPVC double glazed window to the front elevation.

Family Bathroom

Four piece suite comprising panelled bath, shower cubicle, low level WC, wash basin, tiled walls, spotlights to ceiling, heated towel rail and a uPVC double glazed obscure window to the side elevation.

Outside

Outside the property is set back from the road with a blocked paved driveway providing ample off street parking, electric car charger point and gated side access leading to the rear garden,

Landscaped rear garden boasting a generous patio area with pergola, outside hot water tap and a large outbuilding providing power and lighting









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 Hall & Benson on

T 01773 715050
E heanor@hallandbenson.co.uk

13 Market Street
 HEANOR DE75 7NR

EPC Rating: E

view this property online hallandbenson.co.uk/Property/HNR102352



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.

Hall & Benson 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.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HNR102352 - 0006