



Hands Road  
Heanor



## Property Description

\*\*\* Extremely Spacious Four Bedroom Detached Family Home \*\*\*

Spacious and well presented four bedroom detached family home situated close to local shops and amenities boasting multiple reception rooms and two kitchens. In brief property comprises entrance hall, lounge, open plan living/dining room, bedroom, two kitchens and utility room with door leading to workshop. To the first floor the landing gives access to three bedrooms and a four piece suite family bathroom.

Outside the property is situated on a generous plot boasting a large driveway providing ample off street parking, car port, double garage with two up and over doors providing power and lighting, workshop with electric up and over door, outside WC and an outside cold water tap.

## Entrance Hall

Entrance through door to the front elevation, tiled flooring, stairs to the first floor and doors to the living room and lounge.

## Living Room

17' x 16' ( 5.18m x 4.88m )

With wood flooring, two central heating radiators, TV point, uPVC double glazed windows to the front and side elevation. Opening to dining room.

## Dining Room

17' x 7' ( 5.18m x 2.13m )

With wood effect flooring, central heating radiator, space for dining table, uPVC double glazed door to the rear elevation and opening to kitchen.

## Kitchen

13' x 11' ( 3.96m x 3.35m )

Fitted with a range of wall and base units, granite work surface with inset ceramic sink. Integrated dishwasher, American style fridge freezer, tiled splash-backs, two uPVC double glazed windows to the side elevation and opening to the utility room.

## Utility Room

Tiled flooring, space for washing machine, space for dryer, uPVC double glazed window to the side elevation and door to workshop.

## Lounge

15' 11" x 14' ( 4.85m x 4.27m )

Wood effect flooring, feature log burner, two central heating radiators, TV point, uPVC double glazed windows to the front and rear elevation. Door to dining room/bedroom four.

## Bedroom Four/Third Reception

15' 10" Max x 9' ( 4.83m Max x 2.74m )

With wood effect flooring, central heating radiator, uPVC double glazed window to the side elevation and door to kitchen two.

## Second Kitchen

11' x 7' ( 3.35m x 2.13m )

Fitted wall and base units, work surface with inset sink, space for oven, space for fridge freezer, tiled flooring, tiled splash-backs, uPVC double glazed window to the side elevation and door to the side elevation leading outside.

## First Floor

Carpet flooring, uPVC double glazed window to the rear elevation and doors to the three bedrooms and family bathroom.

### Master Bedroom

15' 11" x 16' 10" ( 4.85m x 5.13m )

With carpet flooring, two central heating radiators and two uPVC double glazed windows to the front and side elevation.

### Bedroom Two

9' 11" x 15' ( 3.02m x 4.57m )

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

### Bedroom Three

15' 10" x 9' ( 4.83m x 2.74m )

Wood effect flooring, central heating radiator and two uPVC double glazed windows to the side and front elevation.

### Family Bathroom

Suite comprising panelled Jacuzzi bath with shower over, low level WC, wash basin, bidet, tiled splash-backs, tile effect flooring and over stairs storage with a uPVC double glazed obscure window to the front elevation.

## Outside

Property is situated on a generous plot boasting a large driveway providing ample off street parking, car port, double garage with two up and over doors providing power and lighting, workshop with electric up and over door, outside WC and an outside cold water tap.









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**EPC Rating: D**

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Tenure: Freehold



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