



Park Street  
Heanor



## Property Description

\*\*\* Recently Renovated Three Bedroom Property \*\*\*

Well presented three bedroom property situated in a popular location, benefiting from two reception rooms and a modern family bathroom. In brief the property comprises living room, hall, dining room with french doors to the rear garden, recently fitted kitchen and family bathroom. To the first floor, the landing gives access to the three well proportioned bedrooms. Outside, gated side access leads to the generous rear garden boasting lawn, patio, brick outbuilding and an outside cold water tap.

### Living Room

15' max x 12' max ( 4.57m max x 3.66m max )

Entrance through a uPVC double glazed door to the front elevation, carpet flooring, TV point, central heating radiator, uPVC double glazed window to the front elevation and door to hall.

### Hall

With carpet flooring and stairs to the first floor.

### Dining Room

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

With carpet flooring, central heating radiator, feature chimney breast, uPVC double glazed door to the rear elevation leading to the rear garden and opening to kitchen.

### Kitchen

9' x 4' 11" ( 2.74m x 1.50m )

Fitted with a range of wall and base units, work surface with inset sink, fitted oven with extractor over, fridge freezer, spotlights to ceiling, wood effect flooring, tiled splash-backs, uPVC double glazed window to the side elevation and door to the family bathroom.

### Bathroom

Recently fitted bathroom comprising panelled bath with shower over, glass shower screen, low level WC, wood effect flooring, tiled splash-backs, spotlights to ceiling, work surface with washing machine and a uPVC double glazed obscure window to the side elevation.

### First Floor

#### Landing

With carpet flooring, loft access and doors to the three bedrooms.

#### Bedroom One

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

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

#### Bedroom Two

10' x 7' 11" ( 3.05m x 2.41m )

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

### Bedroom Three

10' x 7' 11" ( 3.05m x 2.41m )

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

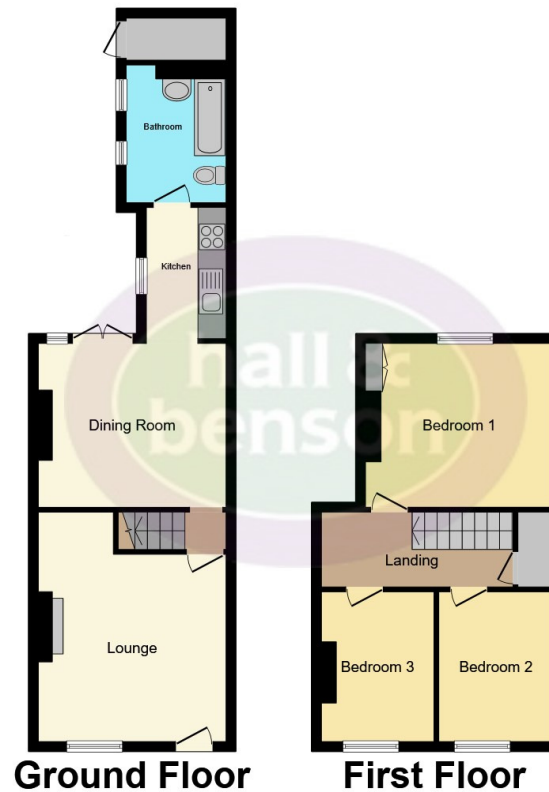
### Outside

Outside the property has a generous rear garden with a patio area, lawn and an outside cold water tap.









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