



Heyford Court
Heanor



Property Description

*** Beautiful Far Reaching Countryside Views

Well presented three bedroom detached family home situated in a quiet cul-de-sac location benefiting from an en-suite to the master bedroom and a detached garage. In brief property comprises entrance hall, guest WC, kitchen and a lounge diner with patio doors leading to the rear garden. To the first floor the landing gives access to the three bedrooms with an ensuite to the master and the family bathroom.

Low maintenance front garden, driveway to the side leading to a detached garage and gated side access to either side of the property leading to the rear garden. The rear garden boasts a paved patio area with steps leading to a low maintenance garden with mature shrubs, borders and far reaching countryside views.

Entrance Hall

Entrance through a uPVC double glazed door to the front elevation, carpet flooring, central heating radiator, under stairs storage, stairs to the first floor and doors to the kitchen, lounge diner and guest WC.

Guest Wc

With a low level WC, wash basin, central heating radiator, tiled splash-backs and a uPVC double glazed obscure window to the

front elevation.

Kitchen

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

Fitted with a range of wall and base units, work surface with inset sink with mixer tap. Integrated oven, four ring gas hob, space and plumbing for washing machine, space for fridge freezer, tiled splash-backs, tile effect flooring, uPVC double glazed door to the rear elevation and a uPVC double glazed window to the rear elevation offering far reaching views.

Lounge Diner

14' 9" x 12' 5" (4.50m x 3.78m)

Carpet flooring, central heating radiator, TV point, feature fireplace, uPVC double glazed window to the front elevation and a uPVC double glazed patio door to the rear elevation leading to the rear garden.

First Floor

Landing

Carpet flooring, uPVC double glazed window, loft access and doors to the three bedrooms and bathroom.

Bedroom One

11' 3" x 11' (3.43m x 3.35m)

Carpet flooring, central heating radiator, fitted wardrobes, storage cupboard housing boiler, uPVC double glazed window to the rear elevation offering stunning views and door to

en-suite.

En-Suite

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

Bedroom Two

8' 8" x 7' 1" (2.64m x 2.16m)

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

Bedroom Three

9' 7" x 6' (2.92m x 1.83m)

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

Family Bathroom

Three piece suite comprising panelled bath with shower over, low level WC, wash basin, tiled splash-backs, carpet flooring, central heating radiator and a uPVC double glazed obscure window.

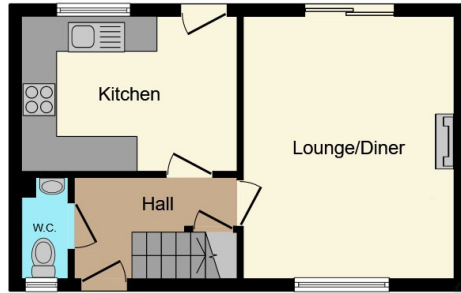
Outside

Low maintenance front garden, driveway to the side leading to a detached garage and gated side access to either side of the property leading to the rear garden. The rear garden boasts a paved patio area with steps leading to a low maintenance garden with mature shrubs, borders and far reaching countryside views.

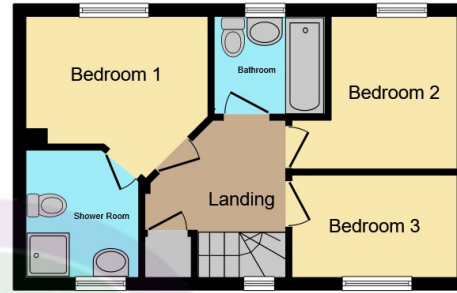




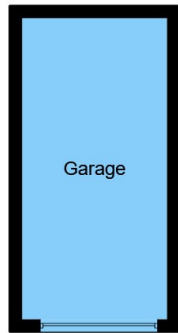




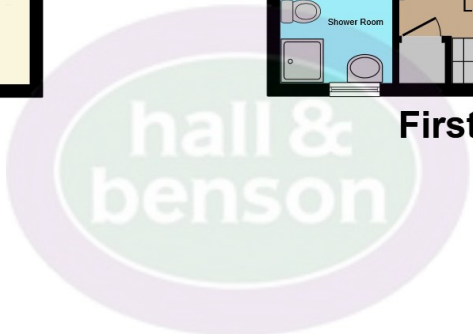
Ground Floor



First Floor



Garage



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Tenure: Freehold



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