



Heyford Court
Heanor



Property Description

*** No Forward Chain ***

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.

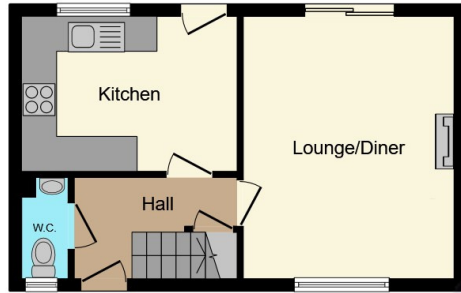
Outside

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.

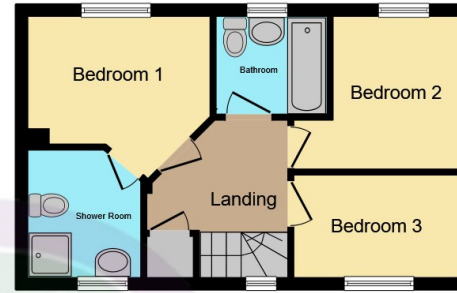




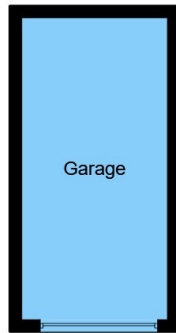




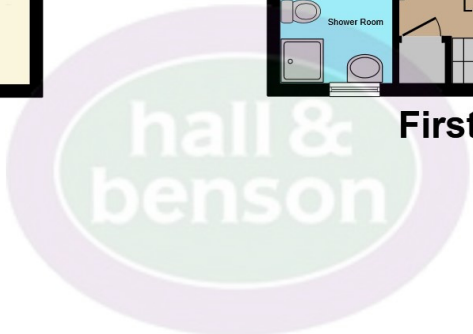
Ground Floor



First Floor



Garage



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

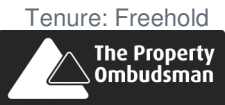
To view this property please contact Hall & Benson on

T 01773 715050
E heanor@hallandbenson.co.uk

13 Market Street
HEANOR DE75 7NR

EPC Rating: C

view this property online hallandbenson.co.uk/Property/HNR102158



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: HNR102158 - 0005