



Brookfield Way
Heanor



Property Description

*** Perfect Family Home ***

Charming three bedroom detached family home, situated in a popular and quiet location, benefiting from an en-suite shower room and multiple reception rooms. In brief property comprises entrance hall, guest WC, spacious living room, snug/study and breakfast kitchen. To the first floor, the landing gives access to the three bedrooms with en-suite to master and family bathroom. Outside, the property has a front garden laid to lawn, driveway with detached garage and gated side access leading to the rear garden. The rear garden is mainly laid to lawn with borders and shrubs, patio area and an outside cold water tap.

Entrance Hall

Entrance through a double glazed door to the front elevation, carpet flooring, central heating radiator, stairs to the first floor and doors to the guest WC, living room, snug/study and breakfast kitchen.

Living Room

15' 10" x 10' (4.83m x 3.05m)

With carpet flooring, two central heating radiators, TV point, uPVC double glazed window to the front elevation and a uPVC double glazed french door to the rear elevation opening to garden.

Guest Wc

Low level WC, wash basin, central heating radiator, wood effect flooring, tiled splash-backs and a uPVC double glazed obscure window to the front elevation.

Snug/Study

9' 10" x 8' (3.00m x 2.44m)

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

Breakfast Kitchen

16' max x 7' max (4.88m max x 2.13m max)

Fitted with a range of wall and base units, work surface with inset sink. Integrated oven, four ring gas hob with extractor over, space and plumbing for washing machine, space for dishwasher and fridge freezer, central heating radiator, tiled flooring, tiled splash-backs, under stairs storage cupboard, wall mounted boiler, space for small table, uPVC double glazed window to the front elevation and a uPVC door to the rear elevation leading to the rear garden,

First Floor

Landing

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

Bedroom One

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

With carpet flooring, central heating radiator, TV point, fitted wardrobes, uPVC double glazed window to the front elevation and door to en-suite.

En-Suite

Comprising shower cubicle, low level WC, central heating radiator, wood effect flooring, tiled splash-backs and a uPVC double glazed obscure window to the side elevation.

Bedroom Two

10' x 9' (3.05m x 2.74m)

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

Bedroom Three

7' x 6' (2.13m x 1.83m)

Carpet flooring, central heating radiator, TV point, fitted wardrobe and a uPVC double glazed window to the rear elevation.

Family Bathroom

Three piece suite comprising panelled bath, low level WC, vanity wash basin, tiled splash-backs, tiled flooring and a uPVC double glazed obscure window to the rear elevation.

Outside

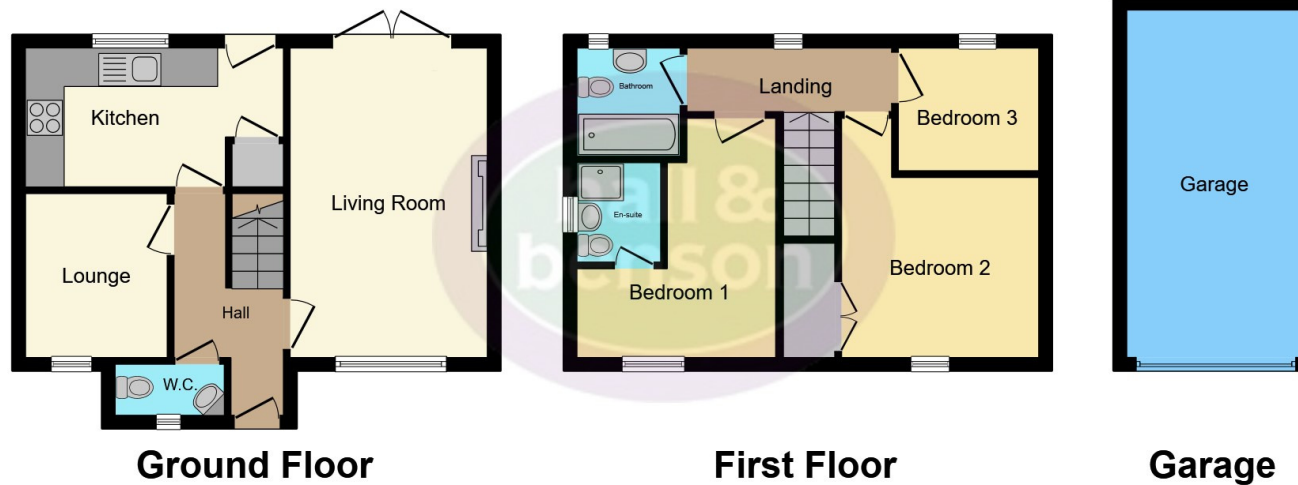
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outside cold water tap.









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