



Kirkley Drive  
Heanor



## Property Description

\*\*\* Ideal Family Home \*\*\*

Stunning three bedroom, detached property situated in a popular location benefiting from an en-suite to the master bedroom and beautiful garden bar/office. In brief property comprises entrance hall, kitchen, spacious living room, guest wc, conservatory and studio. To the first floor, the landing gives access to the three bedrooms with en-suite to master and modern family bathroom.

Outside, the property is set back from the road with a driveway providing off street parking, part converted integral garage and gated side access to the rear garden. Low maintenance rear garden boasting a generous patio area, artificial turf, raised borders and garden bar. The bar/office is fully insulated providing power, lighting and bi-fold doors.

## Entrance Hall

Entrance through a double glazed composite door to the front elevation, wood effect tile flooring, spotlights to ceiling and doors to the kitchen, guest WC, living room and studio (partially converted from the garage).

## Kitchen

13' 11" x 6' 11" ( 4.24m x 2.11m )

Fitted with a range of wall and base units,

work surface with inset stainless steel sink, integrated oven, four ring gas hob with extractor over, space and plumbing for washing machine and dishwasher, space for fridge freezer, tiled splash-backs, wood effect tiled flooring, spotlights to ceiling, uPVC double glazed window to the front elevation and door to the side elevation leading to the rear garden.

## Studio

(Stud wall separating the rest of the garage). Tiled flooring, spotlights to ceiling and wall mounted boiler.

## Guest Wc

Modern guest WC comprising low level WC, vanity wash basin, heated towel rail, fully tiled walls, tiled flooring and a uPVC double glazed obscure window to the side elevation.

## Living Room

18' 11" x 11' ( 5.77m x 3.35m )

With carpet flooring, central heating radiator, stairs to the first floor, TV point, feature wall, uPVC double glazed window to the rear elevation and a uPVC double glazed patio door to the rear elevation opening to conservatory.

## Conservatory

18' x 9' ( 5.49m x 2.74m )

With tiled flooring with under floor heating, central heating radiator, power points, uPVC double glazed windows and a uPVC double

glazed french door to the rear elevation leading to the low maintenance rear garden.

## First Floor

### Landing

With carpet flooring and doors to the three bedrooms and family bathroom.

### Master Bedroom

14' max x 10' ( 4.27m max x 3.05m )

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

### En-Suite

Three piece suite comprising shower cubicle, low level WC, wash basin, fully tiled walls, vinyl flooring, spotlights to ceiling and a uPVC double glazed obscure window to the front elevation.

### Bedroom Two

10' x 11' ( 3.05m x 3.35m )

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

### Bedroom Three

7' 11" x 8' 11" ( 2.41m x 2.72m )

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

### Family Bathroom

Stunning family bathroom comprising

panelled bath, low level WC, vanity wash basin, tiled flooring, fully tiled walls, feature central heating radiator, motion sensor spotlights to ceiling and a uPVC double glazed obscure window to the side elevation.

### Outside

Outside the property is set back from the road with a driveway providing off street parking, part converted integral garage and gated side access to the rear garden. Low maintenance rear garden boasting a generous patio area, artificial turf, raised borders and garden bar.

### Garden Bar

18' x 9' ( 5.49m x 2.74m )

Accessed via bi-fold doors, fully insulated providing power, lighting, tiled flooring, feature wall panelling and functioning bar.

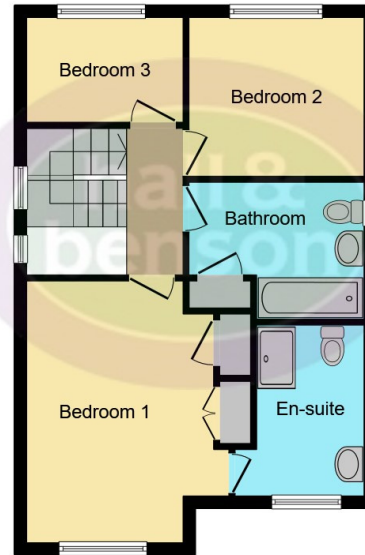




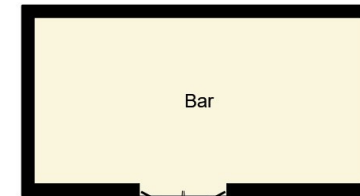




**Ground Floor**



**First Floor**



**Outbuilding**

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**EPC Rating: D**

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