



Sandringham Drive
Heanor



Property Description

*** Situated On The Sought After Peatburn Estate ***

Early viewing comes advised on this spacious four bedroom detached family home benefiting from converted garage currently being used as a gym and an en-suite to the master bedroom. In brief property comprises entrance hall, guest WC, living room, dining kitchen and conservatory. To the first floor the landing gives access to the four bedrooms and well presented family bathroom.

Outside the property is set back from the road with a driveway providing off street parking and gated side access leading to the rear garden. The rear garden is mainly laid to lawn with borders, trees, shrubs, decking area and a garden shed.

Entrance Hall

Entrance through a double glazed door to the front elevation, wood effect flooring, stairs to the first floor, central heating radiator, storage cupboard and a uPVC double glazed window to the side elevation.

Guest Wc

Low level WC, vanity wash basin and tile effect flooring

Dining Kitchen

25' 9" x 8' (7.85m x 2.44m)

Fitted with a range of wall and base units,

work surface with inset sink and drainer, tiled splash-backs, breakfast bar, integrated oven with fine ring gas hob and extractor over, space and plumbing for washing machine, space for fridge freezer, integrated dishwasher, two feature central heating radiators, TV point, spotlights to ceiling, uPVC double glazed window to the front elevation and a uPVC double glazed french door to the rear elevation leading to the rear garden.

Living Room

14' 3" x 12' 9" (4.34m x 3.89m)

Carpet flooring, TV point, electric fire with surround, feature wall mounted radiator and uPVC double glazed french door leading to conservatory.

Conservatory

With tiled flooring, uPVC double glazed windows and a uPVC double glazed door to the side elevation leading to the rear garden.

Gym/Office

With carpet flooring, TV point, feature wall mounted radiator and a uPVC double glazed window to the front elevation.

First Floor

Landing

Carpet flooring, loft access, storage cupboard, central heating radiator and doors

to the four bedrooms and family bathroom.

Bedroom One

11' 11" x 10' 8" (3.63m x 3.25m)

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

En-Suite

Comprising shower cubicle, low level WC, wash basin, vinyl flooring, tiled splash-backs, heated towel rail and a uPVC double glazed obscure window to the side elevation.

Bedroom Two

10' 7" x 8' 5" (3.23m x 2.57m)

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

Bedroom Three

11' 10" x 10' 10" (3.61m x 3.30m)

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

Bedroom Four

10' 9" x 7' 4" (3.28m x 2.24m)

Carpet flooring, central heating radiator, fitted wardrobes and two uPVC double glazed windows to the front elevation

Family Bathroom

Three piece suite comprising panelled bath with shower over, glass shower screen, low level WC, vanity wash basin, heated towel

rail, tiled splash-backs, vinyl flooring 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 and gated side access leading to the rear garden. The rear garden is mainly laid to lawn with borders, trees, shrubs, decking area and a garden shed.









EPC Rating: D

Tenure: Freehold

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Property Ref: HNR102505 - 0002