



Sandringham Drive
Heanor



Property Description

*** Beautifully Presented Family Home ***

No expense has been spared on this stunning three bedroom detached property situated in a sought after location benefiting from an en-suite shower room and a charming rear garden. In brief property comprises entrance hall, living room, dining room with patio door to the rear garden, kitchen with integrated appliances, hall and a guest WC. To the first floor the landing gives access to the three bedrooms with en-suite to master and a modern family bathroom.

Outside the property is set back from the road with a driveway providing off street parking, external lighting, integral garage providing power, lighting and an electric up and over door, gated side access to the rear garden. Charming rear garden boasting raised decking, patio area, step down to lawn with borders, trees and shrubs. Garden shed and an outside cold water tap.

Entrance Hall

Entrance through a double glazed door to the front elevation, carpet flooring, central heating radiator and door to living room.

Living Room

14' 11" x 9' (4.55m x 2.74m)

With carpet flooring, TV point, gas fireplace with surround, central heating radiator, uPVC

double glazed window to the front elevation and opening to dining room.

Dining Room

10' x 8' (3.05m x 2.44m)

Carpet flooring, central heating radiator, space for dining table, uPVC double glazed patio door to the rear elevation leading to garden and opening to kitchen.

Kitchen

11' x 7' (3.35m x 2.13m)

Fitted with a range of wall and base units, work surface with inset ceramic sink and drainer. Integrated appliances include double oven, gas hob with extractor over, dishwasher, fridge freezer, space and plumbing for washing machine, wood effect flooring and a uPVC double glazed window to the rear elevation.

Hall

With carpet flooring, central heating radiator and doors to the garage, WC and an external door to the side elevation.

Guest Wc

With a low level WC, vanity wash basin, tiled splash-backs, wood effect flooring and a central heating radiator.

First Floor

Landing

With carpet flooring, central heating radiator, uPVC double glazed window to the rear elevation, storage cupboard and doors to the three bedrooms and family bathroom.

Master Bedroom

12' x 10' (3.66m x 3.05m)

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

En-Suite

Comprising shower cubicle, low level WC, vanity wash basin, heated towel rail, fully tiled walls, wood effect flooring and a uPVC double glazed obscure window to the side elevation.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Carpet flooring, central heating radiator, fitted wardrobe and uPVC double glazed windows to the front and side elevation.

Bedroom Three

9' x 7' (2.74m x 2.13m)

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

Family Bathroom

Modern three piece suite comprising panelled bath with shower over, glass shower screen, wood effect tiled splash-backs, vanity wash basin, central heating radiator, wood effect flooring and a uPVC double glazed obscure window to the rear elevation.

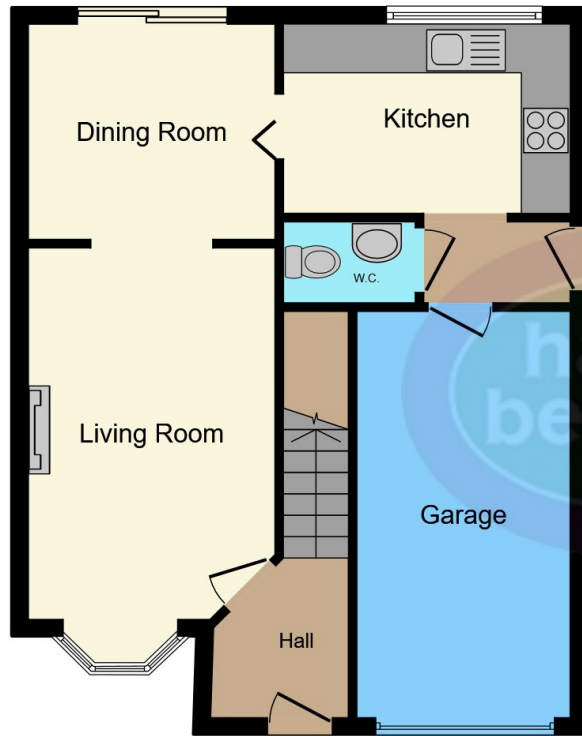
Outside

Outside the property is set back from the road with a driveway providing off street parking, external lighting, integral garage providing power, lighting and an electric up and over door, gated side access to the rear garden. Charming rear garden boasting raised decking, patio area, step down to lawn with borders, trees and shrubs. Garden shed and an outside cold water tap.









Ground Floor



First Floor

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/HNR102220

Tenure: Freehold



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: HNR102220 - 0002