



Elmsfield Avenue  
Heanor





## Property Description

\*\*\* Attention First Time Buyers \*\*\* No Forward Chain \*\*\*

Three bedroom property situated in a popular location benefiting from two reception rooms and a driveway providing off street parking. In brief property comprises spacious living room, dining room with patio doors leading to the rear garden, hall and kitchen. To the first floor the landing gives access to the three bedrooms and well presented bathroom. Outside the property is set back from the road with a driveway and gated side access to the rear garden. Low maintenance rear garden with patio area, garden shed and an outside cold water tap.

## Living Room

13' 10" x 12' ( 4.22m x 3.66m )

Entrance through a uPVC double glazed door to the front elevation, carpet flooring, TV point, central heating radiator, fireplace with surround and door to hall.

## Hall

With carpet flooring, stairs to the first floor and door to dining room.

## Dining Room

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

Carpet flooring, central heating radiator, electric fireplace, walk-in pantry, TV point, uPVC double glazed patio door to the rear elevation opening to garden and door to

kitchen.

## Kitchen

14' x 6' ( 4.27m x 1.83m )

Fitted with a range of wall and base units, solid wood work surface with inset stainless steel sink and drainer. Space for cooker, space and plumbing for washing machine, space for fridge freezer, tiled splash-backs, vinyl flooring, central heating radiator, uPVC double glazed window to the side elevation and a uPVC double glazed door to the side elevation.

## First Floor

## Landing

Carpet flooring, loft access via pull down ladder (boarded), storage cupboard and doors to the three bedrooms and bathroom.

## Bathroom One

10' x 10' ( 3.05m x 3.05m )

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

## Bedroom Two

12' x 7' 5" ( 3.66m x 2.26m )

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

## Bedroom Three

9' max x 7' max ( 2.74m max x 2.13m max )  
Carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation.

## Bathroom

Three piece suite comprising panelled bath, low level WC, wash basin, heated towel rail, fully tiled walls, central heating radiator and a uPVC double glazed obscure window to the rear elevation.

## Outside

Outside the property is set back from the road with a driveway and gated side access to the rear garden. Low maintenance rear garden with patio area, garden shed and an outside cold water tap.















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To view this property please contact Hall & Benson on

**T 01773 715050**  
**E [heanor@hallandbenson.co.uk](mailto:heanor@hallandbenson.co.uk)**

13 Market Street  
 HEANOR DE75 7NR

**EPC Rating: D**

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Tenure: Freehold



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