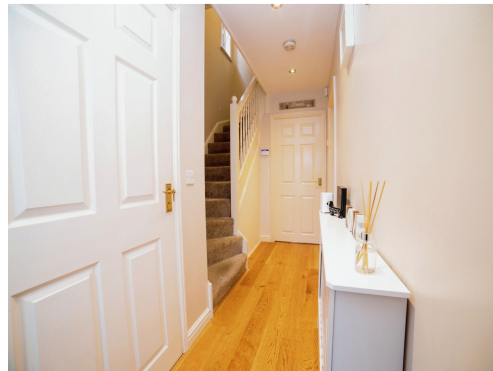




Kedleston Drive  
Heanor



## Property Description

\*\*\* Situated On The Popular Peatburn Estate  
\*\*\*

Early viewing comes highly advised on this three bedroom detached property, situated in a very sought after location benefiting from an en-suite to the master and two reception rooms. In brief property comprises entrance hall, guest WC, spacious living room, and dining room opening to kitchen. To the first floor the landing gives access to three bedrooms and well presented bathroom.

Outside the property is tucked away in quiet location with a driveway providing off street parking and gated side access leading to the rear garden. The garden boasts a generous patio area with steps leading to a lawn, lighting and a cold water tap.

## Entrance Hall

Entrance through a double glazed door to the front elevation, wood effect flooring, central heating radiator, stairs to the first floor and doors to the guest WC, living room and kitchen.

## Guest Wc

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

## Living Room

15' x 11' ( 4.57m x 3.35m )

With carpet flooring, central heating radiator, TV point, gas fireplace with surround, uPVC double glazed window to the front elevation and door opening to dining room.

## Dining Room

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

With wood effect flooring, central heating radiator, uPVC double glazed patio door to the rear elevation leading to garden and opening to kitchen.

## Kitchen

11' x 8' 10" ( 3.35m x 2.69m )

Fitted with a range of wall and base units, work surface with inset stainless steel sink and drainer. Integrated oven, four ring gas hob with extractor over, space and plumbing for washing machine, storage cupboard, tiled flooring, central heating radiator, tiled splash-backs, uPVC double glazed window to the rear elevation, door to the side elevation leading to garden and door to entrance hall.

## First Floor

### Landing

With carpet flooring, central heating radiator, uPVC double glazed window to the side elevation, loft access via pull down ladder and doors to the three bedrooms and family bathroom.

## Bedroom One

12' max x 11' max ( 3.66m max x 3.35m max )

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

## En-Suite

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

## Bedroom Two

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

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

## Bedroom Three

8' x 7' ( 2.44m x 2.13m )

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

## Family Bathroom

Three piece suite comprising panelled bath with shower over, glass shower screen, low level WC, wash basin, central heating radiator, tiled splash-backs, tiled flooring and a uPVC double glazed obscure window to the front elevation.

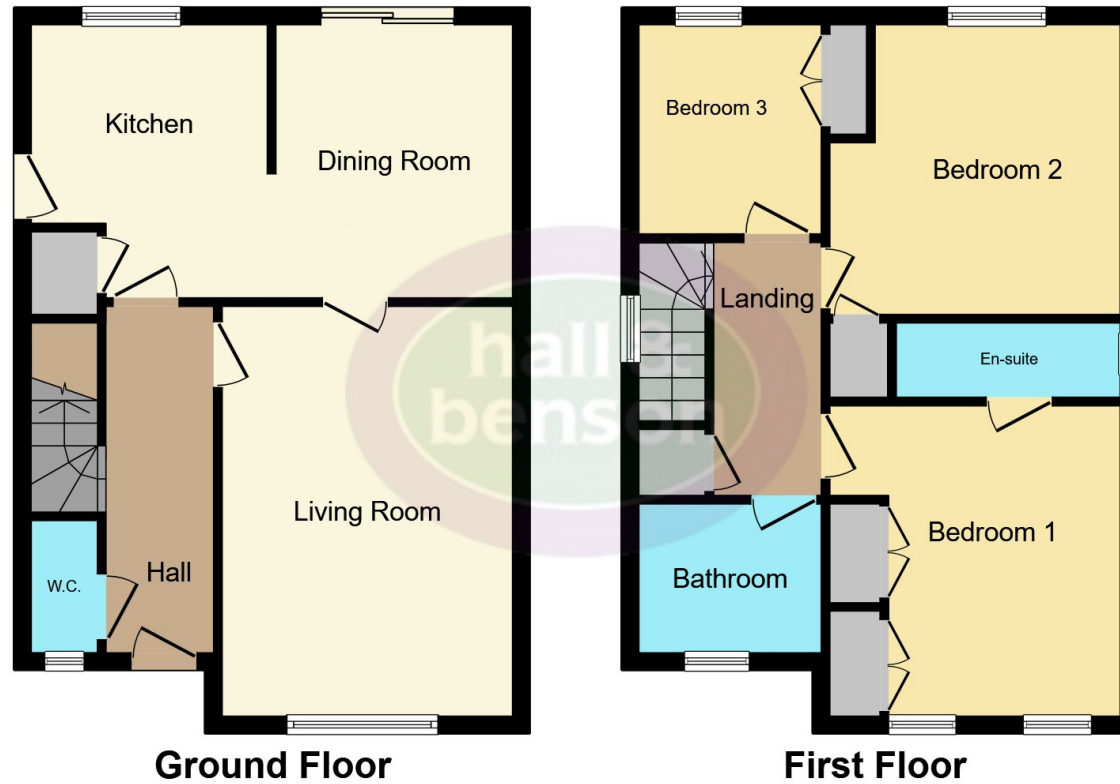
## Outside

Outside the property is tucked away in quiet location with a driveway providing off street parking and gated side access leading to the rear garden. The garden boasts a generous patio area with steps leading to a lawn, lighting and a cold water tap.









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](http://www.focalagent.com)

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**EPC Rating: B**

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