



Park Street
Heanor



Property Description

*** Immaculately Presented Throughout ***

No expense spared on this stunning three bedroom property benefiting from two reception rooms and a rear garden laid to lawn. In brief property comprises dining room, spacious living room with feature chimney breast, hall, kitchen and modern family bathroom. To the first floor the landing gives access to the three well proportioned bedrooms. Outside the property is set back from the road with gated access leading to the rear garden. The rear garden is mainly laid to lawn with patio area and brick storage shed.

Dining Room

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

Entrance through a uPVC double glazed door to the front elevation, wood effect flooring, central heating radiator, wall mounted gas fire, coving to ceiling, uPVC double glazed window to the front elevation and door to hall.

Hall

With wood effect flooring, stairs to the first floor, large under stairs storage cupboard and door to living room.

Living Room

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

Carpet flooring, central heating radiator, TV point, feature chimney breast, coving to ceiling, uPVC double glazed window to the

rear elevation and door to hall.

Hall

Wood effect flooring, central heating radiator, uPVC double glazed door to the side elevation leading to garden and opening to kitchen.

Kitchen

6' x 8' (1.83m x 2.44m)

Fitted with a range of wall and base units, work surface with inset sink, space for oven, space and plumbing for washing machine, space for dryer, tiled splash-backs, wood effect flooring, uPVC double glazed window to the side elevation and opening to rear hall.

Rear Hall

With tile effect flooring, storage cupboards and door to bathroom.

Family Bathroom

Modern three piece suite comprising panelled bath with shower over, glass shower screen, low level WC, wash basin, heated towel rail, tiled splash-backs, tile effect flooring and a uPVC double glazed obscure window to the side elevation.

First Floor

Landing

With carpet flooring, central heating radiator, storage cupboard and doors to the three bedrooms.

Bedroom One

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

Carpet flooring, central heating radiator, feature wall panelling and a uPVC double glazed window to the front elevation.

Bedroom Two

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

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

Bedroom Three

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

With carpet flooring, central heating radiator, wall mounted boiler and a uPVC double glazed window to the rear elevation.

Outside

Outside the property is set back from the road with gated access leading to the rear garden. The rear garden is mainly laid to lawn with patio area and brick storage shed.









EPC Rating: D

Tenure: Freehold

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Property Ref: HNR102515 - 0004