



Western Drive
Heanor



Property Description

*** Situated Within Easy Reach Of Shipley Country Park ***

Early viewing comes advised on this three bedroom semi-detached property situated in a sought after location benefiting from a driveway/garage providing off street parking and a generous rear garden. In brief property comprises entrance hall, spacious living room and kitchen. To the first floor the landing gives access to the three bedrooms and family bathroom.

Outside the property is set back from the road with a low maintenance front garden, driveway providing off street parking leading to detached garage and gated side access to the rear garden. The rear garden boasts a decking area, patio, lawn with borders, mature trees and shrub, greenhouse, personal door to garage and an outside cold water tap.

One of the Region's finest, Shipley Country Park and Visitor Centre offers a great day out, with superb play areas, an outdoor gym and a host of seasonal events, self-guided trails and specialist workshops to enjoy. Day fishing is available from the bankside and there are 20 miles of quiet paths and bridleways to discover.

Entrance Hall

Entrance through a uPVC double glazed door to the front elevation, carpet flooring, central

heating radiator, stairs to the first floor, under stairs storage cupboard and doors to the living room and kitchen.

Living Room

19' x 10' (5.79m x 3.05m)

Carpet flooring, two central heating radiators, inset gas fire with surround, TV point, uPVC double glazed window to the front elevation and a uPVC double glazed french door to the rear elevation opening to garden.

Kitchen

14' max x 10' max (4.27m max x 3.05m max)

Fitted with a range of wall and base units, work surface with inset sink and drainer. Space for oven, space and plumbing for washing machine, dishwasher and dryer. Tiled splash-backs, tile effect flooring, central heating radiator, uPVC double glazed windows to the rear and side elevation. uPVC double glazed door to the side elevation leading to garden.

First Floor

Landing

With carpet flooring, storage cupboard, uPVC double glazed window to the side elevation and doors to the three bedrooms and bathroom.

Bedroom One

13' x 11' (3.96m x 3.35m)

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

Bedroom Two

13' x 9' 11" (3.96m x 3.02m)

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

Bedroom Three

9' 11" x 7' (3.02m x 2.13m)

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

Bathroom

Three piece suite comprising panelled bath with shower over, low level WC, wash basin, central heating radiator, fully tiled walls, tiled flooring and a uPVC double glazed obscure window to the side elevation.

Outside

Outside the property is set back from the road with a low maintenance front garden, driveway providing off street parking leading to detached garage and gated side access to the rear garden. The rear garden boasts a decking area, patio, lawn with borders, mature trees and shrub, greenhouse, personal door to garage and an outside cold water tap.

ShIPLEY Country Park

One of the Region's finest, ShipleY Country Park and Visitor Centre offers a great day out,

with superb play areas, an outdoor gym and a host of seasonal events, self-guided trails and specialist workshops to enjoy. Day fishing is available from the bankside and there are 20 miles of quiet paths and bridleways to discover.









EPC Rating: C

Tenure: Freehold

view this property online [hallandbenson.co.uk/Property/HNR102496](https://www.hallandbenson.co.uk/Property/HNR102496)

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: HNR102496 - 0005