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FOR SALE



Watson Avenue  
Heanor





## Property Description

\*\*\* Beautifully Presented Rear Garden \*\*\*

Early viewing comes highly advised on this charming three bedroom detached property benefiting from a spacious living/dining room and a stunning rear garden. In brief property comprises entrance hall, living/dining room, breakfast kitchen, guest WC and utility room with access to garage. To the first flooring the landing gives access to the three bedrooms and large family bathroom. Outside the property is set back from the road with a front garden laid to lawn, borders, mature trees and shrubs. Driveway and garage providing off street parking and gated side access leading to the rear garden. Landscaped rear garden mainly laid to lawn with a variety of trees and shrubs, green house, outside cold water tap and a raised balcony with ample storage below. Early viewing comes highly advised to appreciate the accommodation on offer.

## Entrance Hall

Entrance through a solid oak door to the front elevation, wood flooring, central heating radiator, storage cupboard, feature staircase to the first floor, wall paneling and doors to the kitchen and living/dining room,

## Living/Dining Room

21' x 10' 11" ( 6.40m x 3.33m )

With carpet flooring, two central heating radiators, gas fire with surround, TV point, uPVC double glazed window to the rear

elevation and a bay sash window to the front elevation.

## Kitchen Breakfast

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

Fitted with a range of wall and base units, work surface with inset stainless steel sink and drainer. Space for oven, integrated fridge freezer, wood flooring, tiled splash-backs, space for small table, double glazed window to the rear elevation offering views of the rear garden and door to utility room.

## Utility Room

Work surface with inset ceramic sink, tiled splash-backs, central heating radiator, storage cupboard, karndeian flooring, uPVC double glazed window to the rear elevation, door to the rear elevation leading to the rear garden and opening to garage.

## Guest Wc

Low level WC, wash basin, karndeian flooring and a obscure window to the side elevation.

## Garage

16' x 8' 11" ( 4.88m x 2.72m )

Providing power, lighting, under stairs storage, window to the side elevation and bi-fold garage door to the front elevation.

## First Floor

## Landing



balcony with ample storage below.

With carpet flooring, loft access and doors to the three bedrooms and bathroom.

### Bedroom One

13' 10" x 10' 11" ( 4.22m x 3.33m )

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

### Bedroom Two

11' x 8' ( 3.35m x 2.44m )

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

### Bedroom Three

11' 11" x 7' 10" max ( 3.63m x 2.39m 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, storage cupboard, tiled effect flooring, fully tiled walls, central heating radiator and two feature obscure windows to the rear elevation.

### Outside

Outside the property is set back from the road with a front garden laid to lawn, borders, mature trees and shrubs. Driveway and garage providing off street parking and gated side access leading to the rear garden. Landscaped rear garden mainly laid to lawn with a variety of trees and shrubs, green house, outside cold water tap and a raised















**EPC Rating: D**

Tenure: Freehold

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Property Ref: HNR102393 - 0002