



Frederic Avenue
Heanor



Property Description

Well presented three bedroom semi-detached family home situated in a popular location benefiting from a driveway and a generous rear garden. In brief property comprises entrance hall, living/dining room, kitchen and a ground floor bathroom. To the first floor the landing gives access to the three well proportioned bedrooms and second bathroom.

Outside the property is set back from the road with a driveway providing ample off street parking, front garden laid to lawn and gated side access leading to the rear garden. The rear garden is mainly laid to lawn with established trees and shrubbery to its borders, a patio area and outside tap.

Entrance Hall

Entrance through uPVC door to the front elevation, stairs leading to the first floor landing, central heating radiator, under stairs storage cupboard and doors leading to kitchen and lounge diner.

Living Room

19' 3" Max x 11' 10" Max (5.87m Max x 3.61m Max)

With two central heating radiators, feature electric fireplace, central heating radiator, uPVC double glazed window the front elevation and uPVC french doors to the rear elevation leading to the rear garden.

Kitchen

8' 5" Max x 8' 5" Max (2.57m Max x 2.57m Max)

kitchen fitted with a range of wall and base units, work surface with inset stainless steel sink with mixer tap over, splashback tiles, four ring gas hob with extractor over, integrated oven and microwave, space for washing machine, tiled flooring, central heating radiator and a uPVC double glazed window to the side elevation.

Shower Room

Well presented shower room comprising shower cubicle, low level WC, vanity wash basin, heated towel rail, spotlights to ceiling, tiled flooring, splashback tiles and a uPVC double glazed obscure window to the rear elevation.

Landing

With built in storage cupboard, loft access, doors leading to the three bedrooms and family bathroom along with a uPVC double glazed window to the front elevation.

Bedroom One

9' 11" Max x 12' 11" Max (3.02m Max x 3.94m Max)

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

Bedroom Two

11' 6" Max x 11' 9" Max (3.51m Max x 3.58m Max)

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

Bedroom Three

5' 8" Max x 9' 10" Max (1.73m Max x 3.00m Max)

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

Family Bathroom

Well presented family bathroom comprising of paneled bath, low level WC, vanity wash basin, heated towel rail, built in storage, spotlights to ceiling and a uPVC double glazed obscure window to the front elevation.

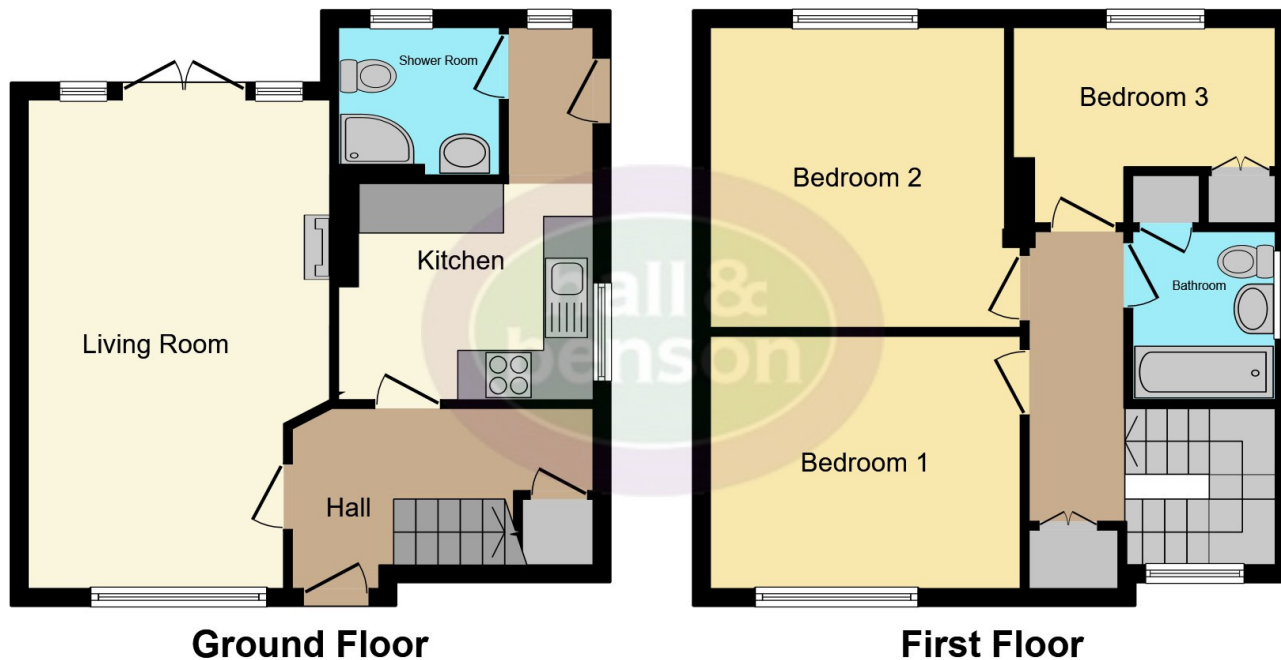
Outside

Outside the property is set back from the road with a driveway providing ample off street parking, front garden laid to lawn and gated side access leading to the rear garden. The rear garden is mainly laid to lawn with established trees and shrubbery to its borders, a patio area and outside 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

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