



Peatburn Avenue  
Heanor





## Property Description

Early viewing comes highly advised on this spacious three bedroom detached property situated in a population location on the Peatburn Estate. In brief property comprises entrance hall, kitchen diner, lounge with patio doors leading to the rear garden. to the first floor the landing gives access to the three bedrooms and shower room.

Outside the property is set back from the road with a gated driveway providing off street parking, gated side access leading to the garage, outside cold water tap and a lawned area with mature trees and shrubs. The rear garden is fully enclosed with patio area, lawned section and borders with mature trees and shrubs.

## Entrance Hall

Entrance through a uPVC door to the front elevation, wood effect flooring, central heating radiator, door to living room, kitchen diner and under stairs storage, carpet stairs leading to first floor landing.

## Kitchen Diner

13' 3" Max x 9' 1" Max ( 4.04m Max x 2.77m Max )

Fitted with a range of wall and base units, work surface with inset stainless steel sink, integrated double oven, space and plumbing for washing machine, space for fridge, tiled splash-backs, tiled flooring, central heating radiator, uPVC double glazed window to the front elevation, door to the side elevation leading to the rear garden.

## Living Room

13' 9" Max x 15' 6" Max ( 4.19m Max x 4.72m Max )

With carpet flooring, central heating radiator, TV point, uPVC french doors to the rear garden and feature electric fireplace with marble surrounding.

## Landing

With carpet flooring, central heating radiator and doors leading to the three bedrooms and family bathroom.

## Bedroom One

9' 1" Max x 12' 4" Max ( 2.77m Max x 3.76m Max )

With carpet flooring, central heating radiator, fitted wardrobes, storage cupboard housing boiler and a uPVC double glazed window to the front elevation.

## Bedroom Two

11' 2" Max x 6' 9" Max ( 3.40m Max x 2.06m Max )

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

## Bedroom Three

10' 9" Max x 8' 5" Max ( 3.28m Max x 2.57m Max )

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

## Shower Room

Comprising shower cubicle, low level WC, wash basin, tiled splash-backs, central heating radiator, tiled flooring and a uPVC obscure window to the side elevation.

## Outside

Outside the property is set back from the road with a gated driveway providing off street parking, gated side access leading to the garage, outside cold water tap and a lawned area with mature trees and shrubs. The rear garden is fully enclosed with patio area, lawned section and borders with mature trees and shrubs.

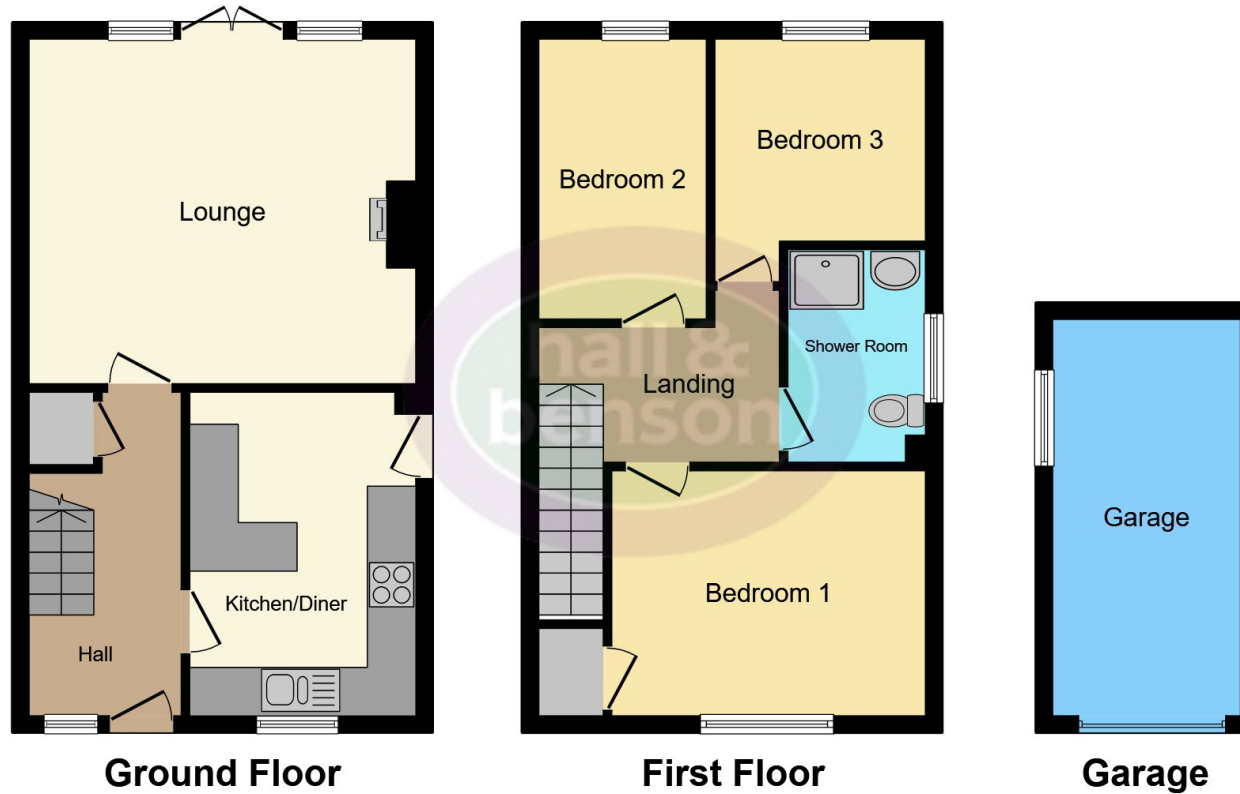












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**EPC Rating: D**

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