

Property details approval form

28 Julie Avenue, Heanor, Derbyshire, England, DE75 7HW

Date: 07 July 2025

Property Ref and Version: HNR102982 - 0004

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£220,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Three generously sized bedrooms
- > Beautiful and well-maintained rear garden
- > Private driveway with off-street parking
- > Spacious and bright living areas
- > Located on a quiet, sought-after residential street
- > Close to local schools, shops, and transport links
- > Ideal family home with room to grow

○ Short Description

Spacious three-bedroom home on Julie Avenue in Heanor, offering large bedrooms, a beautiful rear garden, and off-street parking via a private driveway. Set in a quiet residential area close to schools and amenities, this property is ideal for families or anyone seeking room to grow.

○ Long Description

Situated on the popular and well-established Julie Avenue in Heanor, this spacious three-bedroom home offers a wonderful combination of comfort, practicality, and outdoor space. Perfectly suited to families, couples, or even those looking to upsize, the property is set within a quiet residential area while still being close to local amenities, schools, and transport links.

As you step inside, the property welcomes you with a bright and airy hallway that leads into generously sized living spaces. The main living room is warm and inviting, with ample space for both relaxation and entertaining. The adjoining kitchen is functional and well laid out, offering plenty of storage and worktop space, along with views over the rear garden. There is also potential to modernise or extend, subject to the necessary permissions, making it a great long-term investment.

Upstairs, the home features three large bedrooms, each with room for double beds and additional furniture. These spacious rooms are ideal for growing families or anyone needing additional space for home working or hobbies. The family bathroom is well maintained and serves all three bedrooms comfortably.

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One of the standout features of this property is its beautiful rear garden. Thoughtfully landscaped and well cared for, the garden offers a private, tranquil retreat with lawned and patio areas perfect for outdoor entertaining, gardening, or simply unwinding at the end of the day. To the front, a driveway provides conve

○ Directions

○ Agent Note

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○ Room Description

- Bedroom One**
7' 8" x 9' 8" (2.34m x 2.95m)
- Bedroom Two**
12' 4" x 11' 1" (3.76m x 3.38m)
- Bedroom 3**
9' 8" x 8' 8" (2.95m x 2.64m)
- Bedroom Three**
9' 8" x 8' 8" (2.95m x 2.64m)
- Bathroom**
5' 5" x 6' 5" (1.65m x 1.96m)

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○ Floor Plan



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

○ Approval

Signature		Date
Nicolas Geoffray		
Mrs H. Venning		