



Hartside Way  
Heanor





## Property Description

\*\*\*Lots of opportunity to modernise\*\*\*

Hall and Benson are proud to present this three bedroom detached family home situated on a corner plot and a popular cul-de-sac location benefiting from a driveway, garage and gardens to the front and rear. In brief property comprises entrance hall, guest WC, living room, dining room with french door leading to the rear garden and kitchen with breakfast bar. To the first floor the landing gives access to the three bedrooms (en-suite to master) and the family bathroom.

Outside the property is set back from the road with a front garden laid to lawn and gated side access leading to the rear garden. Driveway and garage situated to the rear of the property with an up and over door, power and lighting. The rear garden is mainly laid to lawn with a generous patio area and an outside cold water tap.

## Entrance Hall

Entrance through a double glazed door to the front elevation, carpet flooring, central heating radiator, stairs to the first floor and doors to the guest WC and living room.

## Guest Wc

Low level WC, wash basin, tiled splash-backs, central heating radiator, carpet flooring and a uPVC double glazed obscure window to the front elevation.

## Living Room

16' Into Bay x 12' Max ( 4.88m Into Bay x 3.66m Max )

Carpet flooring, central heating radiator, TV point, inset gas fire with surround, double glazed bay window to the front elevation and opening to dining room.

## Dining Room

10' 11" x 7' 11" ( 3.33m x 2.41m )

With carpet flooring, central radiator, space for dining table, uPVC double glazed french door to the rear elevation and door to kitchen.

## Kitchen

11' x 7' ( 3.35m x 2.13m )

Fitted with a range of wall and base units, work surface with inset sink, integrated oven with four ring gas hob, space and plumbing for washing, space for fridge freezer, tiled splash-backs, breakfast bar, central heating radiator, under stairs storage cupboard, double glazed window to the rear elevation and door to the side elevation leading to the rear garden.

## First Floor

## Landing

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

## Bedroom One



12' x 8' ( 3.66m x 2.44m )

Carpet flooring, central heating radiator, double glazed window to the rear elevation and door to en-suite.

water tap.

## En-Suite

Comprising shower cubicle, low level WC, wash basin, central heating radiator, carpet flooring and a double glazed obscure window to the side elevation.

## Bedroom Two

11' Max x 9' ( 3.35m Max x 2.74m )

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

## Bedroom Three

8' x 6' 10" ( 2.44m x 2.08m )

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

## Bathroom

Three piece suite comprising panelled bath, low level WC, vanity wash basin, heated towel rail, tiled splash-backs, carpet flooring and a double glazed obscure window to the front elevation.

## Outside

Outside the property is set back from the road with a front garden laid to lawn and gated side access leading to the rear garden. Driveway and garage situated to the rear of the property with an up and over door, power and lighting. The rear garden is mainly laid to lawn with a generous patio area and an outside cold















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

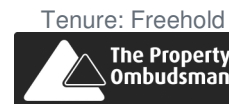
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**EPC Rating: D**

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