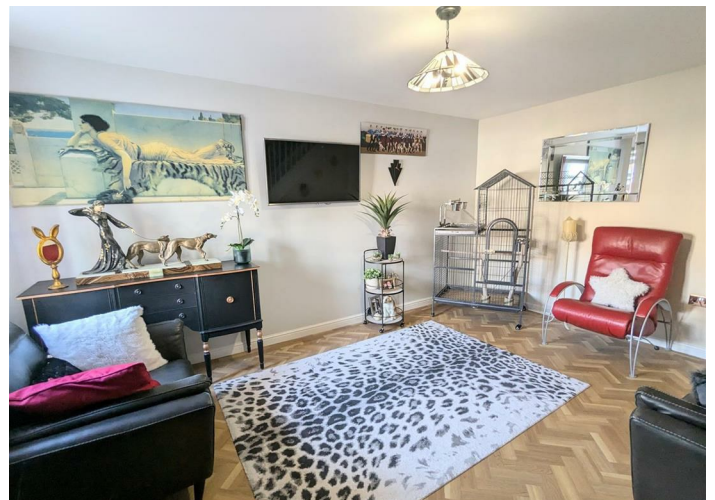


3 Bed House - Semi-Detached

Price £215,000

 Meadow Gardens, Heanor, DE75 7PH



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& Co.**
EST. 1912
MY PAD GROUP

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My Pad Phillips & Co are delighted to offer to the sales market this immaculately presented semi-detached home. This home offers modern living with a thoughtful design, perfect for first time buyers, small families or looking to downsize, situated in this popular residential area close to the small market town of Heanor, Derbyshire with a wealth of amenities. The accommodation in brief comprises: Entrance-hall with guest cloaks-W.C off, well presented lounge with stairs leading off to the first floor landing, door leading to the modern refitted dining kitchen with high gloss units and integrated appliances, to the first floor landing there are three bedrooms, two of a double size and one single, refitted bathroom with slipper bath. Outside front is a pebbled maintenance free garden. At the rear there is a walled driveway with standing for three cars, at the back of the property is a pleasant low maintenance fully walled garden. Internal viewing is highly essential to appreciate this quality accommodation Council Amber Valley Tax Band B. Freehold. Energy Rating C

Entrance Hallway

With double glazed window to the side elevation with Hillary's night and day cream roller blind, wood style herringbone flooring by Tic Massimo invent design, black designer light fitting and switches, radiator, freshly painted light cream walls and white gloss work, wall mounted central heating thermostat.

Guest Cloaks-W.C



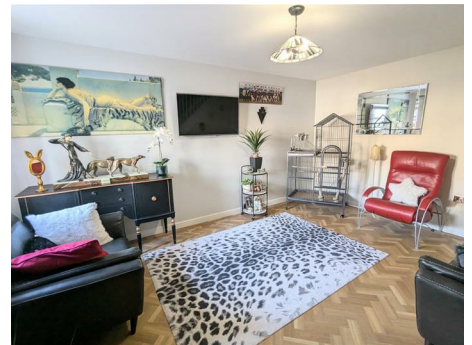
Comprising a white two piece suite of: low level W.C. with black soft closing seat, vanity wash hand basin set into vanity unit, white tiled splash back, wood style herringbone flooring by Tic Massimo invent design, Hillary's day and night cream roller blind, white radiator, freshly painted dark grey walls and white gloss work.

Well Presented Lounge 15'8" x 14'6" max (4.78m x 4.42m max)



With double glazed window to the front elevation with fitted Hillary's day and night cream blind, wood style herringbone flooring by Tic Massimo invent design, designer light gold rose switches and sockets and matching door handles, two black radiators, sky and telephone access router point, PIR alarm, Smoke alarm, stairs leading up to the first floor accommodation, door leading to:

lounge



Fully Refitted Kitchen-Diner 14'6" x 8'3" (4.42m x 2.51m)



With a range of recently refitted Remo white high gloss porcelain wall, base and drawer units with curved end unit having custom quartz white and silver sparkle work tops and window sill, double glazed window overlooking the rear garden, fitted with Hillary's re-chargeable black & white roller

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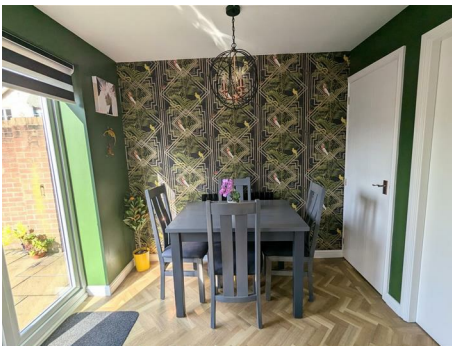
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blind with remote control, inset sink unit with white metro horizontal tiled surround, under unit and kick board LED lighting, fully integrated appliances to include: slimline dishwasher, fridge-freezer, washing machine, electric oven with stainless steel hob and extractor fan above, integrated gas boiler with electronic controller, designer black and rose gold light fittings with matching rose gold light switches, sockets and door handles, alarm PIR, black designer radiator, double glazed French doors with full width cordless re-chargeable Hillary's day and night black & white roller blind with remote control, wood style herringbone flooring by Tic Massimo invent design, walk-in under stairs storage cupboard with main fuse box, single 13 amp socket and cream carpet.

Kitchen



Dining Area



First Floor Landing

With double glazed window to the side elevation, access to the loft space, oatmeal

80/20 fitted carpet with gold threshold strips to all rooms, Hillary's day and night cream roller blinds, 13amp socket, landing light switch, bathroom light and extractor switches, cream walls and white ceiling, white gloss woodwork, smoke alarm, PIR Alarm.

Master Bedroom 13'4" 8'4" (4.06m 2.54m)



Master Bedroom - 4.06m 2.54m (13'4" 8'4") - With double glazed window to the front elevation with fitted Hillary's day and night cream roller blinds, cream walls and white ceiling, white gloss woodwork, white radiator, T.V aerial socket, one double 13 amp socket and two single sockets, oatmeal 80/20 wool fitted carpet.

Bedroom Two 10'9" x 8' (3.28m x 2.44m)



With double glazed window to the rear elevation with fitted Hillary's day and night cream rolled blinds, cream walls and white ceiling, white gloss woodwork, two single 13 amp sockets, white radiator, 80/20 wool fitted carpet.

Bedroom Three-Study 10'3" x 5'11" (3.12m x 1.80m)



With double glazed window to the front elevation with fitted Hillary's cream day and night rolled blind, cream walls and white gloss woodwork, two single 13 amp sockets, telephone point, airing cupboard with alarm power switch and loft light switch, white radiator, 80/20 wool fitted carpet.

Refitted Bathroom 6'3" x 5'7" (1.91m x 1.70m)



With double glazed window to the rear elevation having fitted Hillary's Black & White day and night roller blind, white three piece suite of: White deco style sink, low level W.C. with black soft close seat, Burlington slipper bath with classical black feet and having a thermostatic shower above with a 3M Chrome, easy clean glass hinged screen, white metro vertical wall tiles, white designer radiator, with heavy duty chrome towel rails, Leadbury charcoal black patterned floor tiles, designer light fitting.

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Bathroom



Driveway



Outside



Outside - To the front of the property there is a low maintenance pebbled garden. At the back of the rear garden, there is a walled driveway providing standing for three cars whilst the rear garden itself is totally enclosed with a smart high brick wall, the patio area is paved with Riven Yorkshire stone slabs with a top terrace of grey slate interfacing with a wooden sleeper retaining wall, twin row sleepers form a raised bed to the left side of the patio, currently topped with grey slate ideal planting of flowers and shrubs, outdoor tap, garden shed included.

Disclaimer

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. My Pad Phillips and Co nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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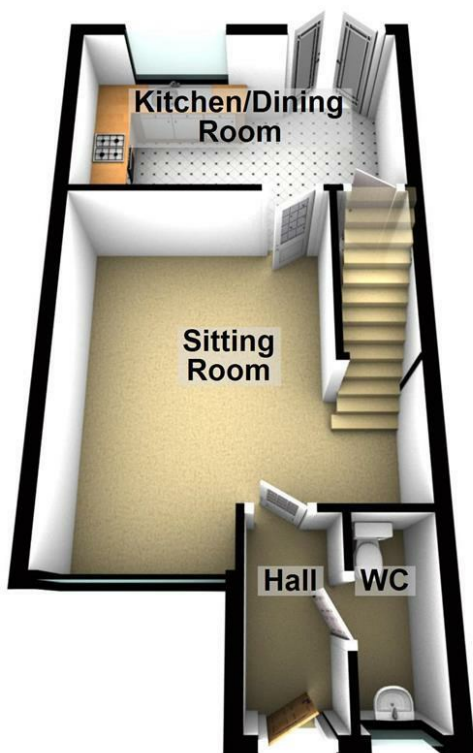
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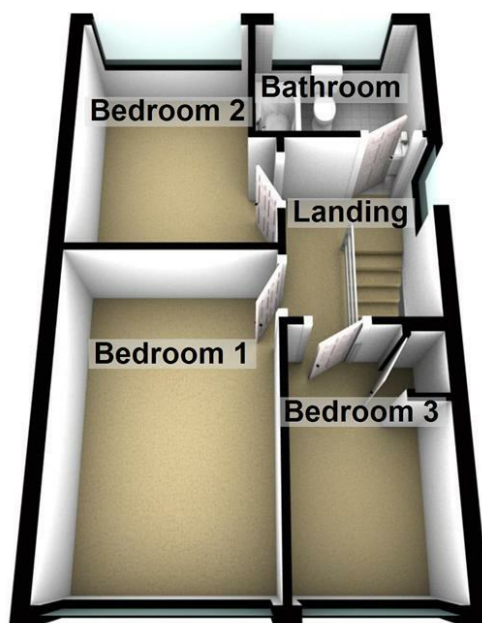
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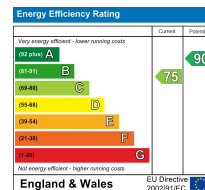
Ground Floor



First Floor



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