CHARLES & CO NEWTON

ESTATE AGENTS & SOLICITORS



1 Maple Gardens

Heanor DE75 7UE

£270,000

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Occupying a generous corner plot in a quiet position, this well-presented three-bedroom detached bungalow offers spacious and versatile accommodation throughout. The property comprises an entrance porch, welcoming hallway, three well-proportioned bedrooms, a modern shower room, a spacious lounge, breakfast kitchen, and a large conservatory overlooking the rear garden.

Externally, the property benefits from an extensive frontage, predominantly laid to lawn, while the enclosed rear garden has been thoughtfully landscaped for ease of maintenance, featuring a small lawn, mature tree, gravelled areas, and a substantial concrete parking area ideal for caravans, motorhomes, or multiple vehicles. Additional features include an EV charging point, outside cold water taps, a large detached garage/workshop, and two separate driveways providing ample off-road parking.

Offered to the market with no upward chain, an internal inspection is highly recommended to fully appreciate the space, versatility, and excellent outdoor facilities this property has to offer.

Heanor is a popular and well-established Derbyshire town, favoured for its strong sense of community and excellent local amenities. The area offers a wide range of shops, supermarkets, cafés and leisure facilities, along with well-regarded schooling for all ages, making it particularly appealing to families. There are also a number of nearby parks and green spaces, perfect for outdoor activities, while excellent transport links provide easy access to Derby, Nottingham and surrounding areas, making it ideal for commuters. Combining convenience, community and accessibility, Heanor continues to be a highly desirable location for a variety of buyers

























Porch
10'6" x 3'0" (3.20m x 0.91m)
Tiled flooring, radiator & double glazed windows & door to the front elevation.

Hallway
Doors off, laminate flooring, radiator & single glazed wood door to porch.

Lounge
17'6" x 11'0" (5.33m x 3.35m)
Mantlepiece housing electric fire with marble hearth, coving to ceiling, TV point, laminate flooring, radiator wooden glass French doors to kitchen & double glazed window to the rear elevation.

Fitted Kitchen
14'4" x 12'7" (4.37m x 3.84m)
Wall, base & drawer units with laminate worktop over, composite sink & drainer with mixer tap, tiled walls, free standing cooker,

Conservatory
18'11" x 7'9" (5.77m x 2.36m)
Good size brick & double glazed conservatory with under-floor heating, power & lighting, tiled flooring & two double glazed doors to side & rear onto garden.

Bedroom One
14'8" x 9'1" (4.47m x 2.77m)
Double room with laminate flooring, radiator & double glazed bow window to the side elevation.













Bedroom Two
12'2" x 11'5" (3.71m x 3.48m)
Double room with carpet flooring, radiator & double glazed bow window to the side elevation.

Bedroom Three
7'1" x 7'0" (2.16m x 2.13m)
Carpet flooring, radiator & double glazed window to the front elevation.

Shower Room
8'4" x 5'3" (2.54m x 1.60m)
Walk in cubicle with electric shower, low flush WC, wash hand basin in vanity unit with cupboards & drawers, tiled walls, two heated towel rails, tiled flooring & frosted double glazed window to the front elevation.

Outside

Front & Side Garden
Mainly laid to lawn with shrubs, plants & flowers, path to front door, two driveways, one leading to a detached garage with double wooden gates to rear garden.

Detached Garage
21'3" x 14'2" (6.48m x 4.32m)
With up & over door, double glazed side window.

Rear Garden
Small patio, lawn area with trees & shrubs, shingle area, cold water tap, large concrete standing ideal for caravan or motorhome.

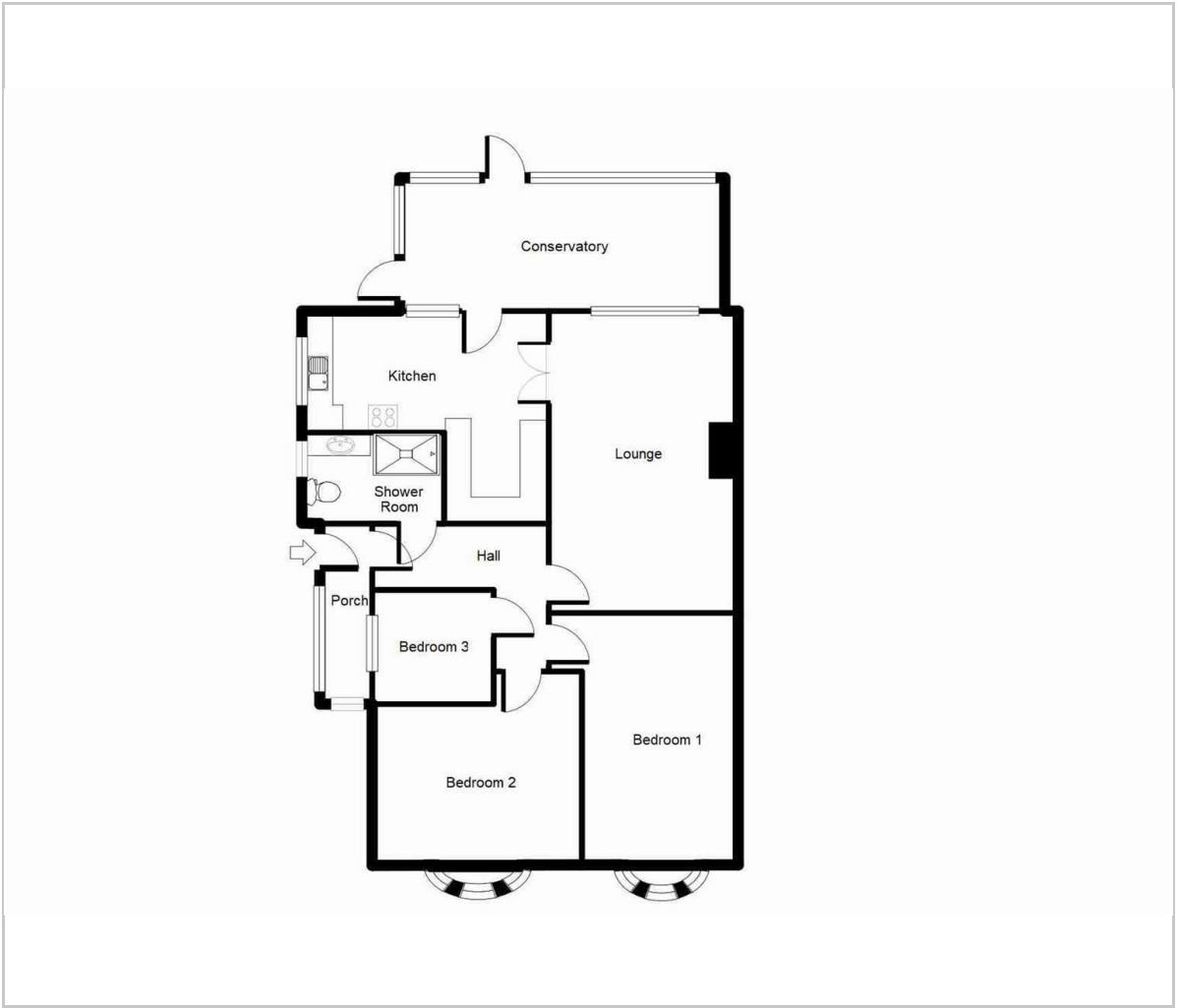








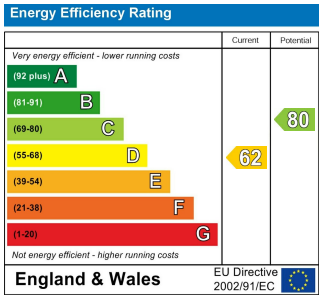
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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