



Douglas Avenue, Heanor, DE75 7FQ

We adore this immaculate family home, which has a detached garage, parking for 4 vehicles, an upgraded kitchen with new integrated appliances, Villeroy & Boch bathware and a south-facing garden with lawn and decked areas. Located on the edge of open countryside and close to schools and the town centre, we believe this home is exceptional value for money.

Steps lead up from the detached garage and driveway to the front door. Doors lead off the entrance hallway into the lounge, kitchen-diner and ground floor WC. To the first floor are three bedrooms (one en-suite) and the family bathroom. The good-sized garden at the rear has a lawn and two decked areas, perfect for outdoor dining and with room for a hot tub too, should you wish.

Douglas Avenue is on the western edge of Heanor, within easy walking distance of local schools, the popular Tesco supermarket, gyms and countryside walks. The wonderful Shipleigh Country Park on the edge of the town is a lovely haven with lakes, cyclepaths and bridleways. Heanor is within easy commuting distance to Derby and Nottingham, with a strong local manufacturing industry based primarily around Heanor Gate Industrial Park.

- 3 bedroom detached home with 2 bathrooms and ground floor WC
- Close to schools, gym, supermarket and countryside walks
- New integrated washing machine, fridge-freezer, oven and hob
- EPC C-rating
- Detached garage
- In immaculate condition throughout
- Villeroy & Boch bathware
- Driveway parking for 4 vehicles
- South-facing garden with lawn and decked areas
- Fitted blinds included in the sale

£260,000

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Front of the home

Occupying an elevated position, this attractive detached double-fronted home is of standard brick and tile construction. To the right of the home is the single detached garage - in front is a driveway with tandem parking for two vehicles and an additional triangular parking area to the left with space for two more vehicles. Left of this is a small triangular slate bed with a palm tree and further along is a larger flower bed packed with evergreen plants including New Zealand flax and red tip photinia.

Steps up from the parking area and also from the other side of the house meet in front of the entrance door. There is a canopy overhead and wall-mounted modern chrome up-and-downlighters on each side. Enter the home through the part-glazed composite front door with chrome knocker, handle and letterbox.

Entrance Hallway

Indicative of the style, decor and pristine nature of the home you'll find within, the L-shaped entrance hallway is carpeted beyond the initial barrier mat. There is a radiator, two ceiling light fittings and space on the left for seating or a storage unit. In front are stairs up to the first floor and an under-stairs cupboard. Matching doors with chrome handles lead into the lounge, kitchen-diner and useful ground floor WC.

Lounge

15'9" x 10'4" (4.82 x 3.16)

This spacious dual aspect room has a tall north-facing window and double French doors out to the south-facing garden, so natural light pours into the room from each end. The carpeted room has two radiators, two ceiling light fittings and plenty of room for flexible furniture layouts.

Kitchen-Diner

15'8" x 9'9" (4.8 x 2.99)

Another dual aspect room, the kitchen-diner has a porcelain tiled floor and space at the left-hand end for a four seater dining table and additional furniture. In this area there are two windows looking out to the east and north, a ceiling light fitting and radiator.

The sleek fitted kitchen has several high and low level cabinets and drawers, providing a lot of storage space. Several new integrated appliances are all included in the sale and are detailed below. At the left-hand end is a full-height Kenwood fridge-freezer. Set within the long U-shaped worktop is a Zanussi four-ring electric hob with AEG oven below and Neff extractor fan above. Beneath the south-facing window (with a view to the rear garden) is a stainless steel sink and drainer with chrome mixer tap - and below that is a Logik washing machine and Indesit dishwasher. There are tiled splashbacks above the worktop and an Ideal Logic boiler in the top-right cabinet. The kitchen also has a ceiling light fitting and extractor fan.

Ground Floor WC

4'8" x 3'10" (1.43 x 1.18)

With tile-effect laminate flooring, this room has a ceramic WC with integral flush, Villeroy & Boch pedestal ceramic sink with chrome mixer tap, ceiling light fitting, extractor fan and radiator.

Stairs to first floor landing

Carpeted stairs with a banister on the right curve up to the first floor landing, with a wide south-facing window on the right as the stairs turn. At the landing there is a ceiling light fitting with loft hatch overhead. Matching doors with chrome handles lead into the three bedrooms (one en-suite), the family bathroom and a useful storage cupboard.

Bedroom One

10'6" x 10'5" (3.21 x 3.2)

The spacious double bedroom has plenty of room for a double or king size bed and additional furniture, with space in the wide recess on the right for a dressing table or desk. The dual aspect room has north and east-facing windows which pivot at the end, acting as emergency exit windows too. The room is carpeted and has a radiator, ceiling light fitting and door to the en-suite shower room.



Bedroom One en-suite

10'0" x 2'11" (3.05 x 0.89)

With a large cubicle, this room has tile-effect laminate flooring, space for additional storage units and a high ceiling with light fitting. The cubicle has a pivoting glass door and it houses a mains-fed shower with tiled surround. There is a Villeroy & Boch ceramic pedestal sink with chrome mixer tap, a ceramic WC with integral flush, extractor fan, radiator and frosted double-glazed window.

Bathroom

6'11" x 6'7" (2.11 x 2.03)

The bath has a chrome mixer tap and, above, a mains-fed shower with pivoting glass screen and tiled surround. The supersized Villeroy & Boch ceramic sink has a chrome mixer tap and to the right is a ceramic WC with integral flush. The room also includes a frosted double-glazed window, ceiling light fitting, extractor fan and tile-effect laminate flooring.

Bedroom Two

9'2" x 6'9" (2.8 x 2.08)

Currently utilised as a dressing room, this could also be a single bedroom, home office or baby's nursery. This carpeted room has a radiator, ceiling light fitting and views northwards through the window to the hilly countryside beyond the houses opposite.

Bedroom Three

10'7" x 8'9" (3.24 x 2.69)

Currently used as a combined double guest room and home office, this bedroom at the rear is carpeted and has a radiator and ceiling light fitting. It has lovely views over the rear garden and the field immediately beyond.

Rear Garden

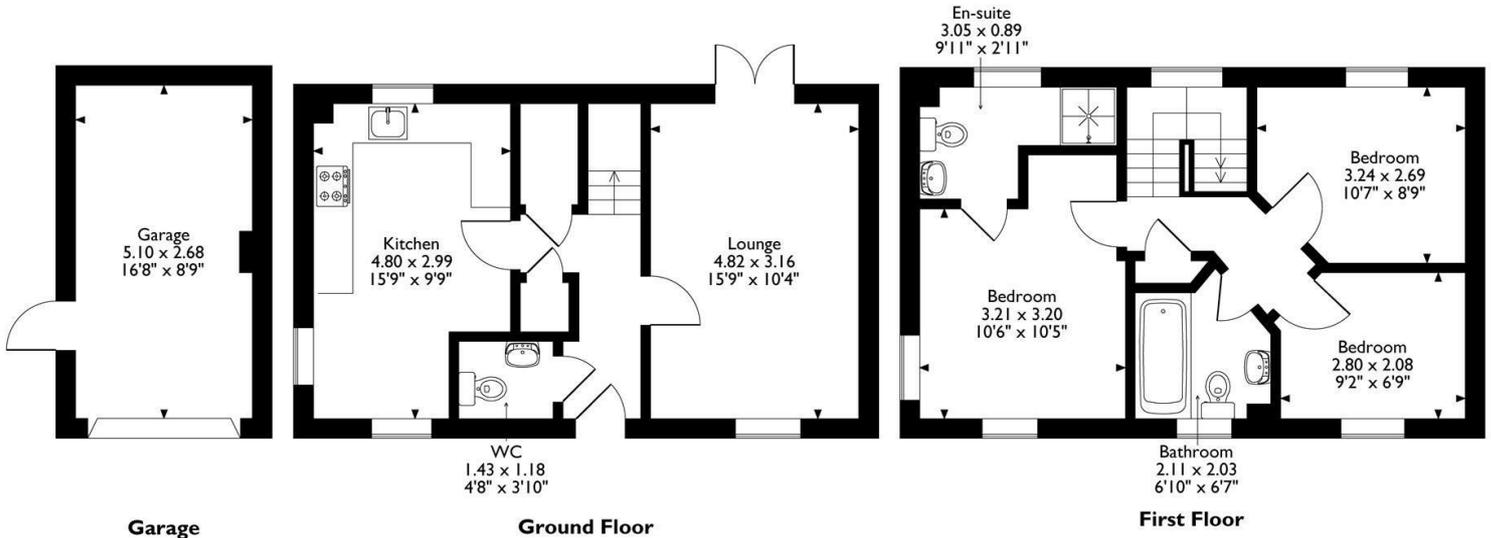
Accessed from the lounge and also via a path to the right-hand side of the home, the garden has a long, well-maintained rectangular lawn with raised flower beds at the side and end. The small decked area at the left-hand end has space for seating, whilst the much larger decking and patio area at the right-hand end is perfect for outdoor dining, seating and perhaps a hot tub too.

There is a caucasian fir tree in the corner of the lawn at beside the patio. Brick walls at each end and a timber fence between form the boundary of the garden. On the wall of the home is an outside tap and external enclosed single power point. This is a wonderful south-facing garden in which to relax and play with friends and family.

The home also includes a small patch of land about twenty metres to the left of the home.



53 Douglas Avenue
 Approximate Gross Internal Area
 96 Sq M / 1033 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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