



HOPKINS & DAINTY

ESTATE AGENTS



Old Coppice Side, Heanor, DE75 7DJ

£525,000

**** OPEN 7 DAYS**** HOPKINS & DAINTY are delighted to offer for sale this rare opportunity to purchase this substantial detached bungalow sat on a most generous sized plot with the added advantage of a self contained ANNEX plus a detached garage. Backing on to the beautiful Shipley Park the property has to offer: Entrance hall, large lounge, breakfast kitchen, three bedrooms, bathroom and a conservatory overlooking the rear garden.

The annexe has it's own front door and is separated from the main dwelling via an internal door and has to offer: Entrance hall, bedroom, large bathroom and lounge.

Outside, the property has gardens to both the front and rear plus a detached garage with power and lighting. A great opportunity for anyone looking for combined living but still having individual space. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance hall

With radiator, built in storage cupboard.

Lounge 17'7" x 13'8" (5.38 x 4.18)



With two radiators, sliding patio doors leading into the conservatory, brick fireplace with inset gas fire.

Breakfast kitchen 16'11" x 10'2" (5.17 x 3.10)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset one and a half bowl sink unit and drainer, fitted eye level electric oven and grill, gas hob with extractor over, appliance space for washing machine, dishwasher and fridge/freezer, beamed ceiling, radiator, window and door to the rear, fitted breakfast bar.

Conservatory 11'4" x 7'10" (3.46 x 2.41)



Of Upvc double glazed construction with tiled flooring, double opening doors to the side, leading out onto the rear garden and door leading to the annexe lounge.

Bedroom one 11'8" x 9'8" to fitted wardrobe (3.56 x 2.97 to fitted wardrobe)



With window to the front, radiator, fitted wardrobes and drawers.

Bedroom two 11'8" x 8'5" (3.56 x 2.57)



With window to the front, radiator, fitted bedroom furniture.

Bedroom three 10'9" x 8'2" (3.28 x 2.49)



With radiator, window to the front.

Bathroom



Fitted with shower cubicle, vanity unit with inset wash hand basin, W.C., sunk in corner bath, window to the rear, radiator.

The Annexe

Entrance hall

With radiator.

Annexe Bedroom four 10'3" to fitted wardrobes x 9'8" (3.14 to fitted wardrobes x 2.97)



With fitted wardrobes running the width of the room, window to the front, radiator.

Annexe Bathroom



Fitted with W.C., pedestal wash hand basin, shower cubicle, radiator, window to the rear.

Annexe Lounge 12'7" x 10'4" (3.86 x 3.15)



With window to the rear, radiator.

Outside



The property occupies a most generous sized plot with double opening wrought iron gates leading down the tarmac driveway which provides ample off road and access to the garage. The frontage has lawn, planted borders and planted pergola seating area. Side gated access leads to a delightful rear garden which has patio, lawn, planted borders and fish pond.

Garage 19'1" x 10'2" (5.82 x 3.10)

With power, light and up and over door.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you,

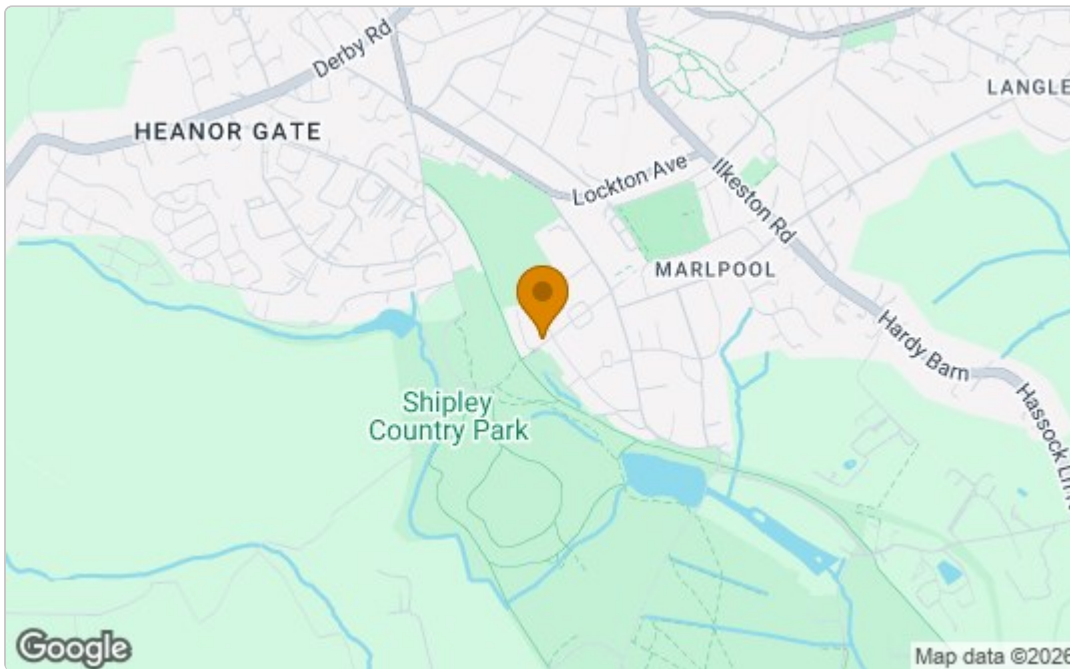
please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Ground Floor



This plan is for information purposes only and is not warranted as an identical image to the property concerned
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
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		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.