



Brookfield Way  
Heanor

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### Property Description

Situated on the popular Brookfield Way in Heanor, this well presented three-bedroom property offers practical living space, off street parking and a low maintenance rear garden.

The ground floor comprises an entrance hall, lounge to the front elevation and a separate dining room with access to the rear garden. The kitchen is fitted with a range of wall and base units, along with space for appliances.

To the first floor are three bedrooms, including a main bedroom with fitted wardrobes, alongside a family bathroom fitted with a three-piece suite and shower over bath.

Externally, the property benefits from off street parking to the front and a private rear garden which has been designed for ease of maintenance, featuring lawn, decking area and mature planting.

Brookfield Way is conveniently positioned for access to local amenities, schools and transport links, making it a suitable option for a range of buyers including first-time purchasers and families.

### Entrance Hall

Carpeted entrance hall with wall mounted radiator, UPVC front door entry from front elevation, and stairs rising to the first floor.

### Lounge

Carpeted lounge featuring a double glazed window to the front elevation, two wall mounted radiators and an electric fire with decorative surround.

### Dining Room

Dining room with laminate flooring, wall mounted radiator, useful understairs storage cupboard and a uPVC double glazed door providing access to the rear.

### Kitchen

Fitted kitchen comprising tiled flooring and part tiled splashbacks, with a range of matching wall and base units. Incorporating a sink and drainer, oven with gas hob and extractor over, space for a fridge freezer and plumbing for a washing machine. uPVC double glazed window to the rear.

### First Floor Landing

Carpeted landing with a double glazed window to the side elevation, access to the loft, airing cupboard housing the boiler and a wall mounted radiator.

### Bedroom One

Double bedroom with fitted carpet, fitted wardrobes, wall mounted radiator, spotlights and a uPVC double glazed window to the rear elevation.

### Bedroom Two

Carpeted bedroom with a wall mounted radiator and a uPVC double glazed window to the front elevation.

### Bedroom Three

Third bedroom with fitted carpet, radiator, storage cupboard and a uPVC double glazed window to the front elevation.

### Bathroom

Fitted suite comprising a panelled bath with shower over, hand wash basin and low-level WC. Finished with vinyl flooring, part tiled splashbacks, wall mounted towel radiator, spotlights, extractor fan and a uPVC double glazed window to the rear.

### Externally

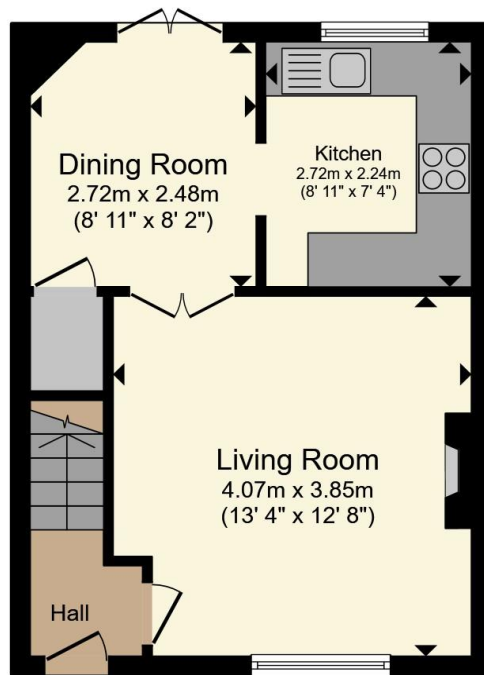
To the front is off street parking with a lawned area and a slabbed pathway leading to a side gate.

Enclosed rear garden mainly laid to lawn with decking area, fire pit, mature bushes, gated side access and fenced boundaries.

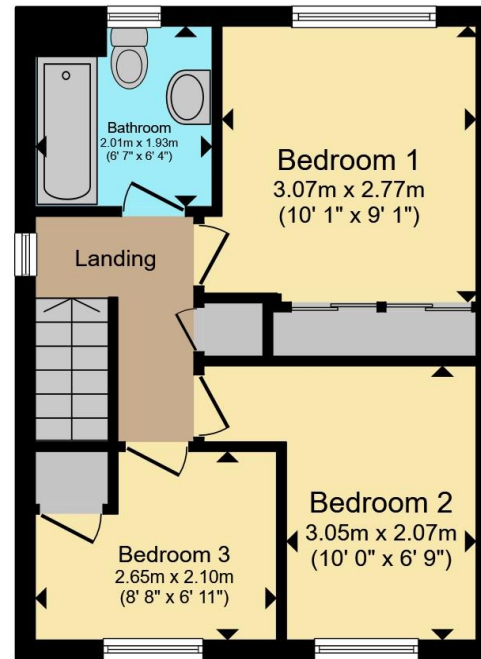








**Ground Floor**



**First Floor**

Total floor area 65.5 m<sup>2</sup> (705 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

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