



Brookfield Way
Heanor

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Property Description

Located in a popular residential area of Heanor, this well-presented three-bedroom end-terrace home offers comfortable, well-balanced accommodation suitable for a wide range of buyers.

The ground floor includes a welcoming living room, separate dining area and a fitted kitchen, along with the added benefit of a convenient downstairs W.C. To the rear, a bright conservatory provides an additional living space with pleasant views over the garden.

Upstairs, there are three well-proportioned bedrooms and a family shower room with spacious walk-in shower. Externally, the property boasts an attractive, low-maintenance rear garden designed for both relaxation and entertaining.

The garden features a decked seating area, additional paved sections, established planting, and a charming, covered seating/ pergola area, creating a private and inviting outdoor space. With driveway parking and a detached garage to the front, this property benefits from secure parking or useful additional storage.

Ideally situated close to local amenities, schools and transport links, this property offers a fantastic opportunity, with early viewing highly recommended.

Entrance Hallway

UPVC front door to the front elevation, radiator, tile flooring and access to the stairs.

W.C

UPVC frosted window to the front elevation, with a W.C, hand basin, radiator and carpet flooring.

Lounge

Double glazed UPVC window to the front elevation, radiator, carpet flooring and TV point.

Dining Room

Leading from the lounge comprising of carpet flooring and a radiator, also with access to the conservatory towards the rear elevation.

Kitchen

Entry via the dining room, comprising of wall and base units, complimentary work surfaces, tile splashbacks, sink and drainage board, integrated oven and hob, extractor fan, plumbing for washing machine, kick board lighting, tile flooring and a radiator. Also, entry to the conservatory to the rear elevation.

Conservatory

UPVC built with French doors leading to the garden. A TV point and laminate flooring.

Landing

Carpet stairs with a window to the side elevation at the top. Leading to:

Bedroom One

UPVC double glazed window to the front elevation, with carpet flooring, a radiator and fitted wardrobes.

Bedroom Two

UPVC double glazed window to the rear elevation with a radiator and carpet flooring.

Bedroom Three

Double glazed UPVC window to the front elevation, with carpet flooring and a radiator.

Shower Room

The shower room offers walk-in shower with fully tiled walls, ceramic toilet and wash hand basin in vanity, a double-glazed opaque window to the rear and finished with tiled floor to finish.

Front

A gravelled driveway with a paved path leading to the front door, with access to a detached garage.

Rear

The garden features a decked seating area, additional paved sections, established planting, and a charming, covered seating/pergola area, creating a private and inviting outdoor space.

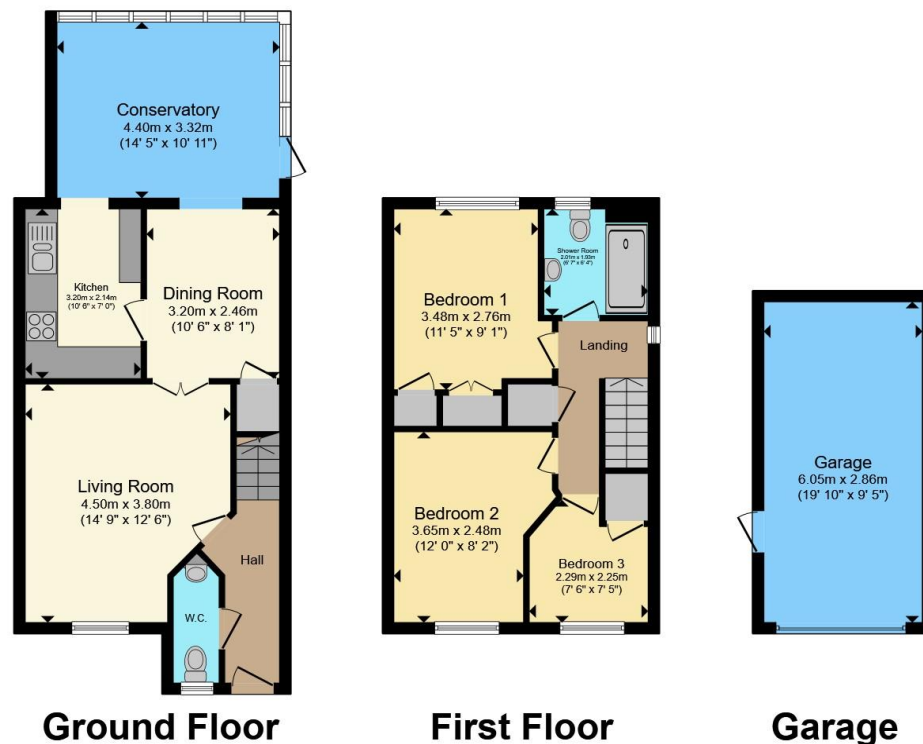
Garage

Featuring an up and over door with power and lighting.









Total floor area 107.8 m² (1,160 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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