



Hassock Lane
Heanor

burchell
edwards

Hassock Lane Heanor DE75 7JD

for sale offers in excess of
£275,000



Property Description

Burchell Edwards are delighted to present this well-proportioned three-bedroom detached dormer home, occupying a generous plot on the sought-after Hassock Lane in Shipley being sold with NO ONWARD CHAIN!

To the front, the property benefits from a wide driveway, front lawn, and mature planted borders. The driveway continues along the side of the home and offers potential for parking multiple vehicles, a caravan, or motorhome.

The rear of the plot backs onto scenic surroundings and offers excellent opportunities for landscaping or further development (subject to permissions).

Offering flexible living accommodation across approximately 1,294 sq. ft, this property is ideal for families, downsizers, and anyone seeking a home with scope to update, personalise or extend (subject to planning).

Set back from the road behind a substantial concrete driveway capable of accommodating multiple vehicles, the property also benefits from a mature front garden, excellent privacy, and easy access to the beautiful woodland and countryside surrounding Shipley Country Park.

A viewing of this property is highly recommended, so please call Burchell Edwards Estate Agents in Ilkeston.

Living Room

A bright, generously sized reception room positioned at the rear, featuring wide windows overlooking the garden.

Dining Room

A versatile second reception room providing a natural flow between the hall, living room, and kitchen.

Kitchen

Running along the left side of the property, with access to a lobby, two useful storerooms, and the rear garden.

Bedroom Two (ground floor)

A good-sized double bedroom located at the front of the property, offering flexible use as a ground-floor bedroom, study, or snug.

Family Bathroom

Fitted with bath, washbasin, and neutral tiling.

Bedroom One

A spacious primary bedroom with front-facing dormer windows and ample room for furnishings.

Bedroom Three

A bright additional bedroom with dormer window overlooking the rear.

W.C.

Convenient first-floor toilet and washbasin.

Landing

A central landing space with built-in cupboard storage.

Outside

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The rear of the plot backs onto scenic surroundings and offers excellent opportunities for landscaping or further development (subject to permissions).

Location

Shipley is a desirable semi-rural setting offering:

- Easy access to Shipley Country Park, woodland walks, and open green spaces

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- Excellent road links to Heanor, Ilkeston, Derby and Nottingham

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- Local shops, schools and amenities within close proximity

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- A peaceful residential area with plenty of character properties..

Summary

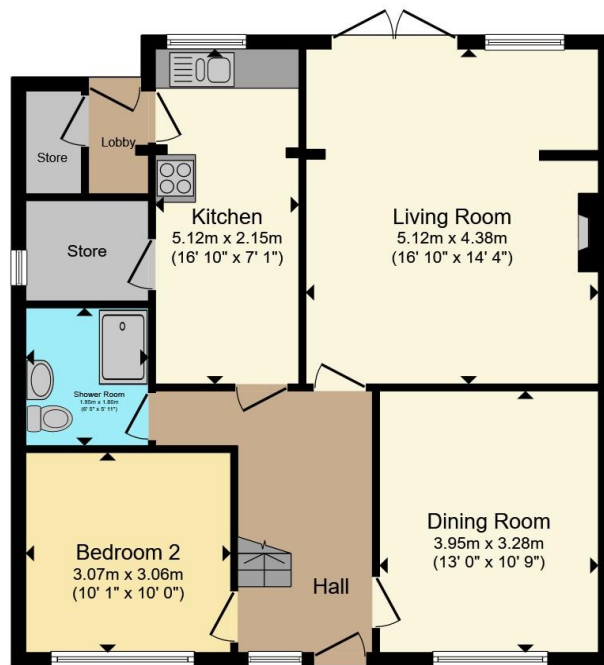
A rare opportunity to purchase a spacious detached dormer bungalow on a generous plot in a highly desirable location. Offering flexible accommodation, superb parking, and great potential, this property is perfect for buyers looking to put their own stamp on a substantial long-term home.

Early viewing is highly recommended.

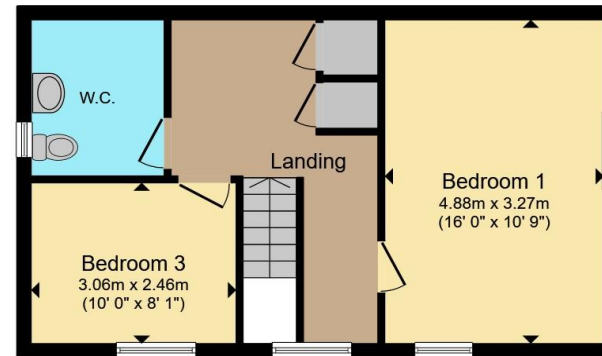








Ground Floor



First Floor

Total floor area 120.2 m² (1,294 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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21 Bath Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207578



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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