

9 Park Street, Heanor, DE75 7FL

Offers Around £280,000

Freehold



- Extensive Three Storey Semi-Detached Residence
- Superb Range of Outbuildings & Two Storey Gym/Games Room/Bar
- Entrance Hall with Lounge & Spacious Dining Room off
- Fitted Kitchen with Pantry
- Four First Floor Bedrooms & Bathroom
- Second Floor Principal Suite with Bedroom, Dressing Room & En-Suite Bathroom plus Separate WC
- Pleasant South Facing Rear garden
- Carport Providing Off-road Parking
- True Rarity on the Market
- Viewing Essential





Summary

This is a most impressive, extremely spacious, three storey, five bedroom, semi-detached residence occupying a sought after location close to the heart of the popular town of Heanor.

This property requires a full internal inspection to fully appreciate the wealth of accommodation on offer and the extensive range of outbuildings located in the rear garden. The property is double glazed and gas central heated with spacious entrance hall, living room to front with feature fireplace and bay window and spacious dining room positioned off a fitted kitchen with useful walk-in pantry. The first floor landing leads to four bedrooms and a bathroom. The second floor landing leads to the principal suite comprising double bedroom, dressing room, en-suite bathroom and separate WC.

The property benefits from a secure carport currently in two sections providing off-road parking with useful storage/clothes drying area. As noted, the rear garden features an extensive range of outbuildings currently comprising WC, boiler room, laundry room, hot tub room, children's playroom, workshop and spacious two storey structure positioned at the foot of the garden which is currently used as a gym/storage room with bar/games room over. This could be fully converted with proper planning consent to form a separate annex to the main accommodation.

F&C

The Location

The property is located a short distance from the town square featuring an extensive range of amenities including a selection of shops, restaurants, pubs, leisure centre, library, doctors, recreational ground, supermarket and schooling at all levels including the highly regarded Heanor Gate Spencer Academy. The property is also convenient for Derby and Nottingham.

Accommodation

Ground Floor

Entrance Hall

17'1" x 5'10" (5.22 x 1.80)

A UPVC double glazed entrance door provides access to spacious hallway with central heating radiator, panelled staircase to first floor, decorative coving and understairs storage area.



Lounge

15'1" x 11'10" (4.60 x 3.63)

A very pleasant room with double glazed box bay window to front, decorative coving and feature chimney breast incorporating timber display mantle, tiled hearth, brick interior and cast iron log burner.



Spacious Dining Room

18'2" x 14'6" (5.56 x 4.44)

Ideal for entertaining family and friends with feature chimney breast with timber display mantle, open interior and cast iron log burner, central heating radiator, wood flooring and double glazed window to rear.



Fitted Kitchen

15'3" x 8'11" (4.66 x 2.72)

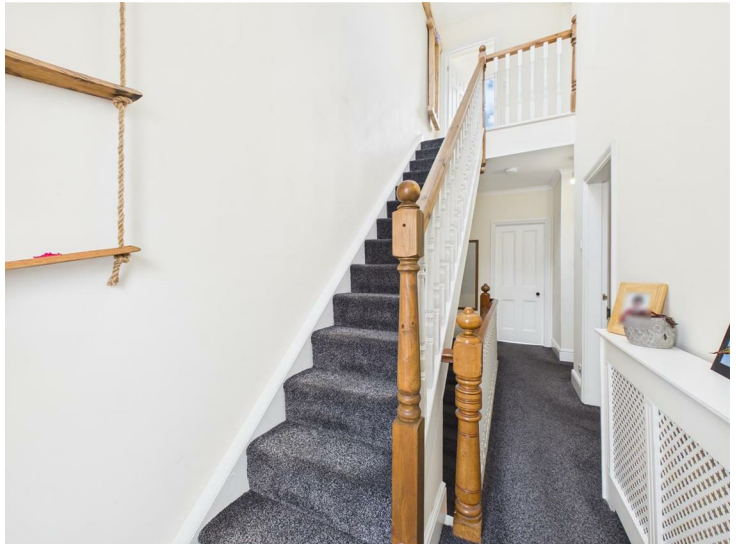
Comprising woodblock effect preparation surfaces with tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, chimney breast with tiled interior incorporating space for gas range cooker, appliance space suitable for American style fridge freezer and dishwasher, breakfast bar, central heating radiator, useful walk-in pantry, double glazed window and double glazed door to garden.



First Floor Landing

19'7" x 15'9" x 5'10" x 3'1" (5.98 x 4.81 x 1.79 x 0.95)

A feature semi-galleried landing with staircase to second floor, decorative coving and double glazed window to front.



Bedroom Two

13'4" x 11'8" (4.07 x 3.57)

Having a central heating radiator, fitted wardrobe and double glazed window to rear.



Bedroom Three

13'7" x 11'7" (4.16 x 3.55)

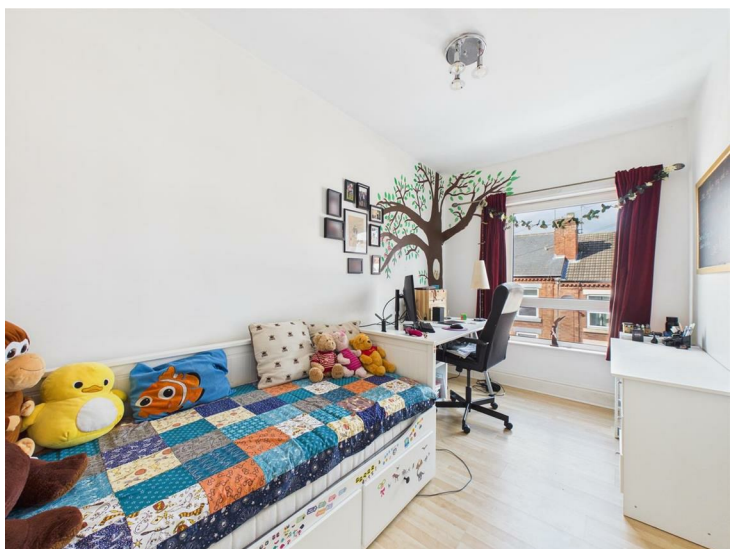
With central heating radiator and double glazed window to front.



Bedroom Four

13'5" x 7'4" (4.11 x 2.25)

Having a central heating radiator and double glazed window to front.



Bedroom Five

13'2" x 7'2" (4.02 x 2.20)

With central heating radiator and double glazed window to rear.

Bathroom

10'9" x 5'9" (3.29 x 1.76)

Appointed with a white suite comprising low flush WC, pedestal wash handbasin, electric shower, separate bath, central heating radiator and double glazed window to rear.



Second Floor Landing

5'10" x 4'0" (1.80 x 1.23)

With feature balustrade and Velux window.



Fitted Guest Cloakroom

6'5" x 5'4" (1.98 x 1.63)

Appointed with a low flush WC, pedestal wash handbasin, central heating radiator and Velux window.



Principal Bedroom

18'11" x 11'2" (5.79 x 3.41)

A light and airy room with double glazed Velux windows to both front and rear, two central heating radiators, storage space to eaves and panelled and glazed door to dressing room.



Walk-In Dressing Room

9'2" x 6'7" (2.81 x 2.03)

Having a central heating radiator and double glazed Velux window to front.

En-Suite Bathroom

9'4" x 6'7" (2.87 x 2.01)

A stylish suite comprising vanity unit with wash handbasin and storage cupboards beneath, roll edge claw foot bath with shower attachment, separate mains fed shower, chrome towel radiator and double glazed Velux window to rear.

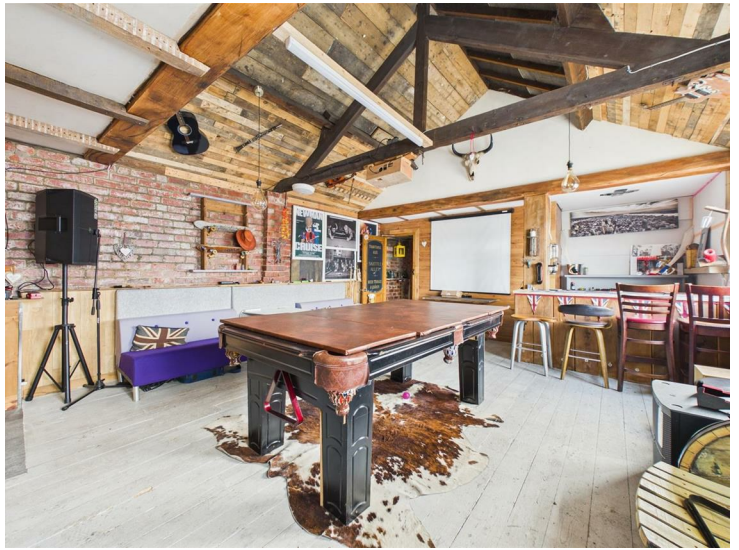
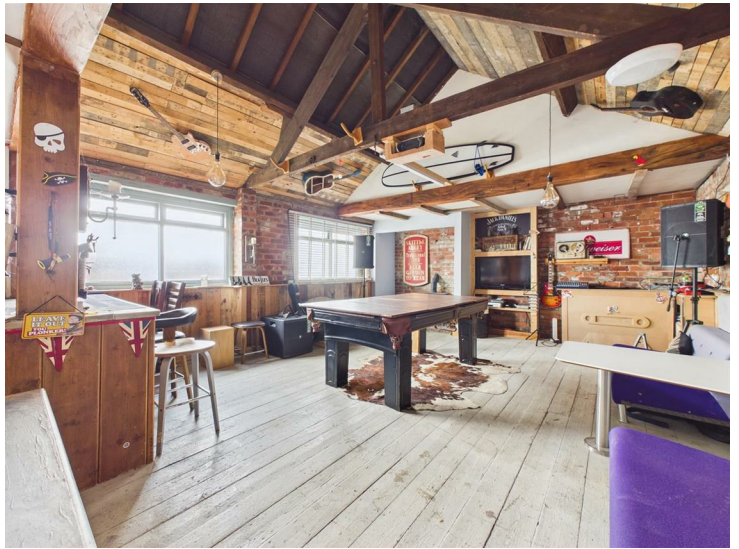


Outside

The property is set up from the road and features a secure carport, currently in two sections providing off-road parking. To the rear of the property is an almost directly south facing garden, receiving sunshine almost all day long. There is a block paved and lawned garden which has an established herbaceous border with a timber framed pergola marking an established fruit garden (with raspberries, gooseberries, rhubarb and an apple tree). There is also a fabulous range of outbuildings currently used as a gardeners WC, boiler room, laundry room, room ideal for a hot tub, children's playroom and workshop.

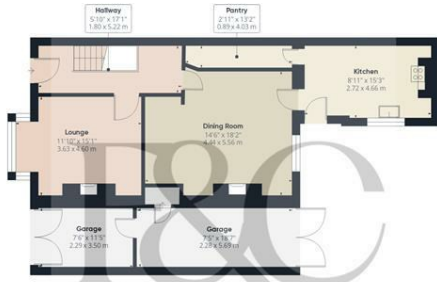


Outbuildings



Council Tax Band B





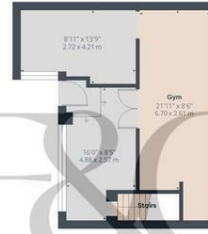
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2861 ft²
265.8 m²

Reduced headroom

49 ft²
4.5 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

9 Park Street
Heanor
DE75 7FL

Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	