



18 Western Drive

Heanor DE75 7DP

£210,000



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This well-appointed two bedroomed detached bungalow has been lovingly upgraded and maintained by the current owner, offering a comfortable and modern living space.

The accommodation in brief comprises: an inviting entrance porch/utility room, a spacious lounge, a modern kitchen, two well-proportioned bedrooms, a convenient wet-room, a useful lean-to, and a bright conservatory that extends the living space.

Outside, there is ample off-road parking for multiple vehicles, along with a low-maintenance garden to the rear, ideal for outdoor relaxation and entertaining.

The property is in a prime location for all local amenities. There are excellent road links, public transport, good schools & local shops. The Park Doctors surgery, Ilkeston Road Dental surgery & Heanor Library are within walking distance, as is Heanor Memorial Park & William Gregg Leisure Centre with Shipley Country Park also within easy reach.

The property is being sold with NO UPWARD CHAIN, making it an excellent opportunity for buyers. Early viewing is highly recommended to appreciate the quality and condition of this lovely home.





Entrance Porch/Utility Room

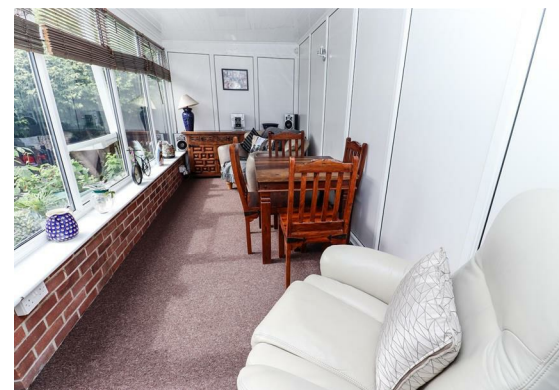
7'2 x 5'1 (2.18m x 1.55m)

Double glazed entrance door leads to the entrance porch/utility, having wall mounted units, double glazed front window. laminate work surface, plumbing for automatic washing machine, door to the kitchen and door to the lean to.

Lean To:

13'3 x 7'2 (4.04m x 2.18m)

The perfect hobby room, and ideal storage area, with fitted storage, PVC roof and access to the conservatory.



Conservatory

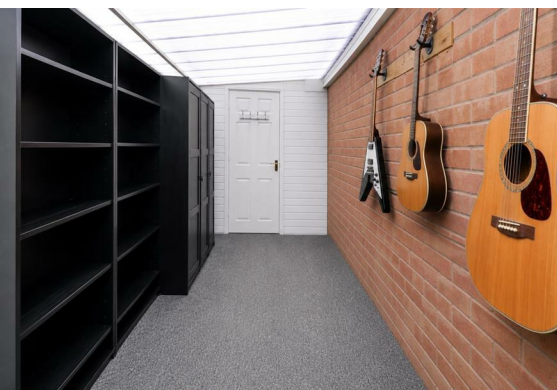
16'2 x 7'3 (4.93m x 2.21m)

Double glazed windows and double glazed door to the side leading to the enclosed garden, PVC solid roof and PVC walling, power points and lighting, carpeted flooring.

Fitted Kitchen

9'11 x 8'7 (3.02m x 2.62m)

Fitted with a range of base cupboards, drawers and matching wall units, laminate worksurfaces and tiled surrounds, double glazed window to the front elevation, stainless steel sink unit with mixer taps and side drainer inset into work surfaces, space for free standing cooker with extractor hood over, space for fridge/freezer, radiator, tiled flooring, wall combi mounted boiler housed cupboard, door to inner hallway.



Inner Hallway

Doors leading to lounge, bedrooms and wet-room, carpeted flooring.



Lounge

12'10 x 12'00 (3.91m x 3.66m)

The focal point of the room is an attractive cast iron coal effect gas fire, double glazed patio doors overlook the pretty garden, TV point, radiator, carpeting flooring,

Bedroom One

11'9 x 11'0 (3.58m x 3.35m)

A good sized double bedroom, double glazed patio door to the rear elevation, radiator, carpeted flooring.



Bedroom Two

11'x 10'4 (3.35mx 3.15m)

Double glazed window to the front elevation, radiator, laminate flooring.

Wet Room

6'0 x 5'5 (1.83m x 1.65m)

Sliding access door, fully tiled wall and flooring, rainfall shower fed by combi boiler plus electric shower, low flush wc, wall mounted wash hand basin and, radiator, double glazed frosted front window.



Front Garden

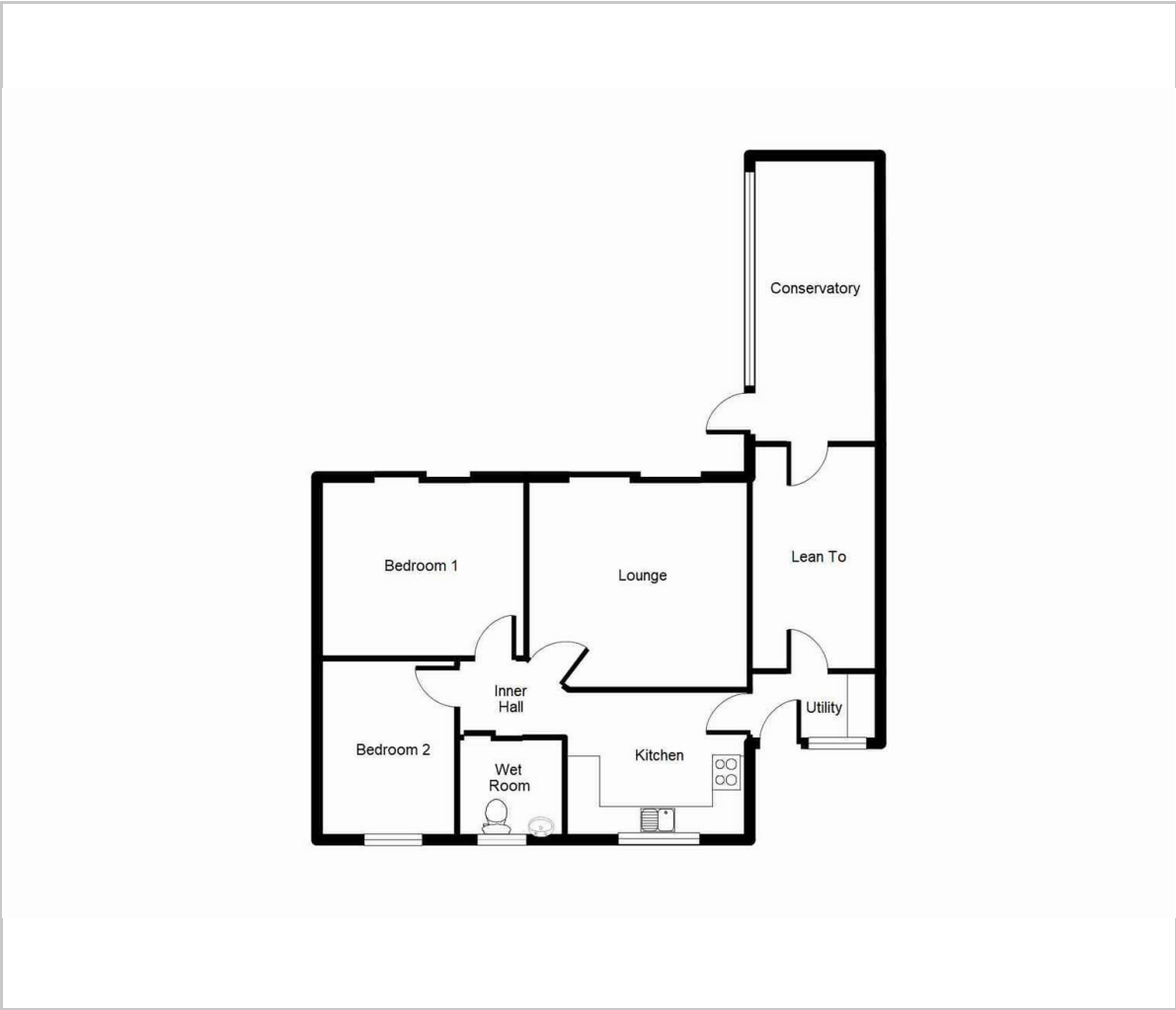
The detached bungalow is set back from the road, featuring a spacious driveway capable of accommodating multiple vehicles, complete with a cold water tap and decorative wrought iron gates at part of the entrance, enhancing both functionality and curb appeal.

Rear Garden

An enclosed, low-maintenance garden at the rear, featuring paved walkways and a patio area. Raised flower beds are bursting with vibrant, colourful flowers, complemented by a selection of mature shrubs and trees. The garden also includes a summer house and a garden shed for additional storage and outdoor enjoyment.



Floor Plan



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

