



Carlyle Street
Heanor



Property Description

A beautifully presented two-bedroom semi-detached home, set on a quiet residential street in Heanor and finished to an excellent standard throughout.

Originally configured as a three-bedroom property, the first floor has been thoughtfully reworked to create a superb principal bathroom, offering a stylish and spacious layout that complements modern family living. The ground floor also benefits from a second bathroom, adding further practicality and convenience.

The property features an open-plan kitchen, creating a sociable and functional heart of the home, while to the rear there is an impressive conservatory with partial brick construction and electrics, all completed to a very high standard. This provides a substantial additional reception space with a versatile feel.

Outside, the rear garden has been beautifully landscaped and carefully maintained, offering an attractive outdoor setting ideal for relaxing or entertaining.

Combining quality presentation, generous living space and a sought-after residential position, this is a superb home that must be viewed to be fully appreciated.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 94.5 m² (1,018 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 Hall & Benson on

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13 Market Street
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EPC Rating: B Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/HNR103470

Tenure: Freehold



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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