



Ashforth Avenue
Heanor

burchell
edwards



Property Description

Ashforth Avenue, Heanor

Occupying a generous plot in a sought-after residential location, this three bedroom semi-detached bungalow offers spacious and versatile accommodation with excellent potential for modernisation.

The property comprises an entrance hall, spacious living room with patio doors to the rear garden, fitted kitchen, separate dining room, ground floor shower room, and two well-proportioned double bedrooms. To the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite bathroom, creating a private bedroom suite.

Externally, the property enjoys a mature front garden, driveway parking and a detached garage. The rear garden is a particular feature, backing onto established woodland and offering a high degree of privacy. Arranged over several levels, it includes patio seating areas, lawned sections, mature planting and a charming pergola.

Conveniently located for local amenities, schools and transport links, this unique home presents an excellent opportunity for buyers looking to create a property tailored to their own tastes in a desirable setting.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with

iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

A welcoming entrance hall featuring a striking open-tread timber staircase, creating a sense of space and character. Providing access to the principal ground floor rooms, the hall offers excellent potential for modernisation and personalisation, with a radiator and useful under-stairs area adding practicality to this central part of the home.

Living Room

A generously proportioned living room offering excellent potential to create a comfortable and inviting living space. This bright room benefits from a large sliding patio door providing natural light and direct access to the rear garden, while the elongated layout offers flexibility for both seating and entertainment areas. Ideal for modernisation, the room presents a fantastic opportunity to personalise and add value.

Dining Room

A versatile reception room, offering excellent potential for a variety of uses including a dining room, home office, snug or additional bedroom. Benefiting from built-in storage

cupboards and a rear-facing window providing natural light, the room is conveniently positioned adjacent to the kitchen and ground floor shower room, making it both practical and adaptable to modern living requirements.

Kitchen

A spacious galley-style kitchen fitted with a range of wall and base units, providing ample worktop and storage space. Large windows flood the room with natural light while offering pleasant views over the rear garden. With generous proportions and scope for updating to individual tastes, the kitchen presents an excellent opportunity to create a modern family hub, with direct access to the adjoining living room and dining room.

Shower Room

A well-proportioned ground floor shower room fitted with a corner shower enclosure, wash hand basin, bidet and WC. Fully tiled for practicality and benefiting from a frosted window for natural light and ventilation, the room offers excellent functionality with scope for cosmetic updating to suit modern tastes.

Bedroom Two

A well-proportioned double bedroom situated to the front of the property, enjoying a pleasant bay window that provides an abundance of natural light. The room benefits from a range of fitted wardrobes offering excellent storage solutions, while the generous floor space allows for a variety of furniture arrangements. A bright and comfortable room with plenty of potential to create a stylish and inviting bedroom.

Bedroom Three

A spacious double bedroom positioned to the front of the property, benefiting from a large bay window that allows plenty of natural light to fill the room. Offering generous proportions and a bright, airy feel, this versatile space would make an ideal principal or guest bedroom and provides excellent scope for personalisation to suit individual tastes.

First Floor Landing

A characterful first floor landing featuring attractive timber panelling and a rooflight window that provides natural light to the space. The landing offers access to the first

floor bedroom and en-suite shower room, with useful eaves storage potential and exposed wooden details adding to the property's unique charm.

Bedroom One

A generous first floor double bedroom enjoying a degree of privacy away from the main accommodation. The room benefits from fitted wardrobes providing excellent built-in storage, along with a large window that fills the space with natural light. Characterful timber panelling adds warmth and charm, while direct access to the en-suite shower room enhances convenience, making this an ideal principal bedroom suite.

En-Suite

Conveniently accessed from the principal bedroom, the en-suite comprises a wash hand basin set within a useful vanity unit, WC and bath. Fully tiled for ease of maintenance and benefiting from a frosted window providing natural light and ventilation, the room offers practical additional facilities with scope for updating and modernisation to suit individual tastes.

Externals

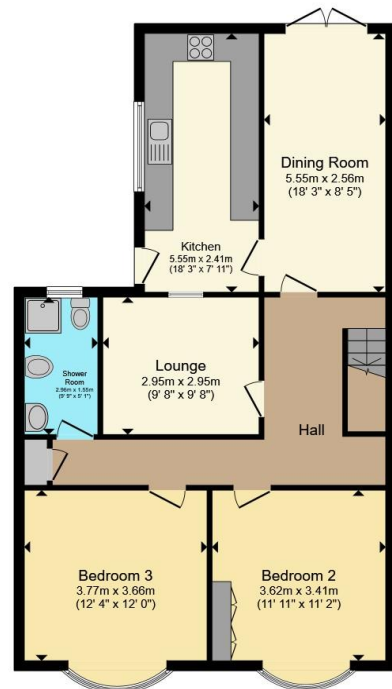
To the front of the property is a mature, well-established garden featuring a variety of shrubs, specimen trees and planted borders, creating an attractive approach to the home. A driveway provides off-road parking and leads to a detached garage, while gated side access offers convenient entry to the rear garden. Set back from the road, the property enjoys a pleasant degree of privacy enhanced by the surrounding greenery.

The rear garden enjoys a private and mature setting, backing onto established woodland and offering a wonderful sense of seclusion. Arranged across several levels, the garden features a paved patio seating area, retaining stone walls, lawned sections and a variety of mature trees, shrubs and planted borders. A charming pergola provides an attractive focal point and a peaceful spot to relax, while the generous plot offers excellent potential for further landscaping and outdoor entertaining. Ideal for keen gardeners, families and those who appreciate a tranquil outdoor space surrounded by greenery.









Ground Floor



First Floor

Total floor area 113.5 m² (1,222 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



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 Band: B

Tenure: Freehold

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