



Derby Road  
HEANOR

burchell  
edwards



# Derby Road HEANOR DE75 7QL

for sale offers over  
**£300,000**



## Property Description

Situated on the ever-popular Derby Road in Heanor, this well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout, together with the added benefit of a self-contained annex.

The main residence briefly comprises an entrance hall, a generous open plan living and dining room featuring a striking brick partition fireplace with multi-fuel burner, and French doors opening into the conservatory which enjoys views over the rear garden. A separate study provides an ideal space for home working, while the modern fitted kitchen is equipped with matching wall and base units, integrated appliances and a central island. A useful utility room and ground floor cloakroom complete the accommodation.

To the first floor, the landing leads to four well-proportioned bedrooms, including the principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

The annex offers excellent flexibility and is currently arranged with an open plan lounge/kitchen area to the ground floor, complete with fitted units and direct access to the garden. To the upper floor is a spacious bedroom and separate shower room, making it ideal for multi-generational living, guest accommodation or those seeking additional workspace.

Externally, the property benefits from an enclosed rear courtyard garden with paved seating areas, fenced boundaries, side access and a useful storage shed. Viewings recommended!

## Entrance Hall

Entered via a composite front door, the welcoming entrance hall features a tiled floor and wall-mounted radiator, providing access to the principal ground floor accommodation.

## Living / Dining Room

A spacious open plan living and dining area featuring laminate flooring throughout and a striking brick partition fireplace with multi-fuel burner. A double glazed window to the front elevation provides natural light, while French doors open into the conservatory. Complete with wall-mounted radiator, spotlights and ample space for a family dining table.

## Study

A versatile room ideal as a home office or study, featuring a carpeted floor and double glazed window overlooking the rear.

## Kitchen

Fitted with a range of matching wall and base units with complementary work surfaces, incorporating an inset composite sink and drainer. Appliances include an electric oven, integrated fridge-freezer, dishwasher and cooker hood. Finished with tiled flooring, a central island, wall-mounted radiator and double glazed window to the front elevation.

## Utility Room

Useful utility space fitted with wall units and worktops, with plumbing and space for a washing machine and tumble dryer. Laminate flooring, door to the rear garden and internal access to the WC.

## W.C / Cloakroom

Comprising a low-level WC and wash hand basin with tiled splashback. Featuring wooden flooring and an opaque double glazed window

to the side elevation.

## Conservatory

A bright and spacious conservatory with double glazed windows to all sides and door providing access to the garden. Tiled flooring with power and lighting installed.

## Landing

Carpeted landing with access to the loft and doors leading to all first-floor rooms.

## Main Bedroom

A well-proportioned principal bedroom with carpet flooring, wall-mounted radiator and double glazed window to the front elevation.

## En-Suite

Fitted with a low-level WC, wash hand basin and walk-in shower. Finished with tiled flooring, tiled splashback and an opaque double glazed window to the front elevation.

## Bedroom Two

A generous double bedroom featuring carpet flooring, wall-mounted radiator and double glazed windows to both the front and side elevations.

## Bedroom Three

A comfortable bedroom with carpet flooring, wall-mounted radiator and double glazed window to the front elevation.

## Bedroom Four

Featuring carpet flooring, wall-mounted radiator and double glazed window overlooking the rear garden.

## Family Bathroom

Comprising a bath with shower over, vanity wash hand basin and low-level WC. Finished with tiled flooring, tiled splashbacks, shaving point and opaque double glazed window to the rear elevation.

## Annex - Ground Floor

A versatile open plan living space currently arranged as a lounge and kitchen area. Featuring laminate flooring, spotlights, stairs rising to the first floor and a fitted kitchen with matching wall and base units. Sliding doors provide direct access to the rear garden.

## Annex W.C / Cloakroom

Fitted with a wash hand basin and low-level WC, with laminate flooring.

## Annex First Floor

Currently utilised as a bedroom, this spacious room benefits from carpet flooring, wall-mounted radiator and attractive wooden banisters.

## Annex Shower Room

Fitted with a vanity wash hand basin, low-level WC and walk-in shower. Finished with tiled flooring and an opaque double glazed window to the front elevation.

## Externals

To the rear is an enclosed courtyard-style garden, predominantly paved for ease of maintenance and featuring a useful storage shed, side access and fenced boundaries.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.



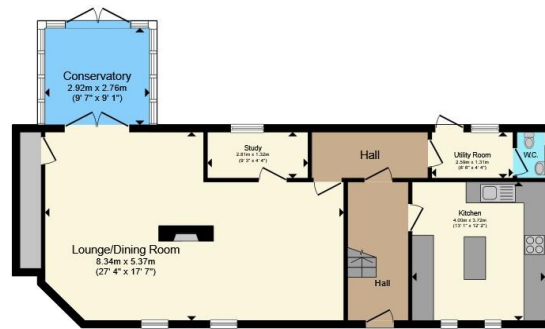




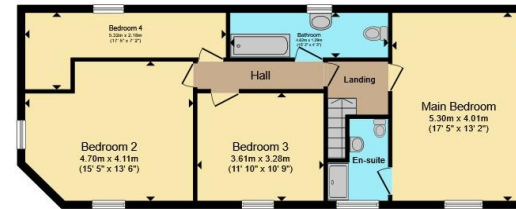




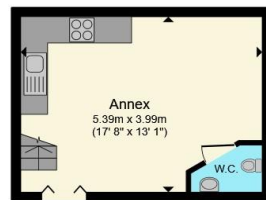




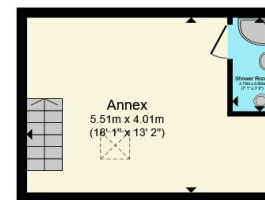
Ground Floor



First Floor



Annex Ground Floor



Annex First Floor

Total floor area 203.7 m<sup>2</sup> (2,192 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

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Tenure: Freehold

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