



Whysall Street
HEANOR

burchell
edwards

Whysall Street HEANOR DE75 7PY

for sale offers in the region of
£250,000



Property Description

Situated on Whysall Street in Heanor, this well-presented three bedroom semi-detached home offers spacious and versatile accommodation, ideal for a range of buyers including families and first-time purchasers.

The property briefly comprises an entrance hall leading into a bright dual-aspect living room, allowing for plenty of natural light throughout. The fitted kitchen includes integrated appliances and is complemented by a separate utility room, providing additional storage and workspace.

To the first floor are three well-proportioned bedrooms and a modern family bathroom, all maintained to a good standard. The property also benefits from an insulated loft space, offering useful additional storage. Notably, the home has had a full new roof fitted in 2024, providing added peace of mind for prospective buyers.

Externally, the front of the property features a neatly maintained garden alongside a gravel driveway providing off-road parking and access to a single garage with electric door. To the rear is an enclosed garden comprising patio, lawn and gravelled areas, ideal for outdoor use, with mature planting providing a good degree of privacy.

Conveniently located in a popular residential area, the property is well placed for local amenities, schools and transport links.

Entrance Hall

Welcoming entrance hall featuring a durable laminate floor and a modern composite front door with glazed inserts providing natural light.

Living Room

Spacious dual-aspect living room with double glazed windows to the front and rear elevation, allowing plenty of natural light. Finished with carpet flooring, two wall-mounted radiators, and contemporary spot lighting.

Kitchen

Well-appointed kitchen fitted with a range of matching wall and base units. Features include an integrated dishwasher, oven, induction hob with extractor over, and space for a fridge. Finished with a laminate floor, radiator, and a front-facing window.

Utility Room

Practical utility space offering additional wall and base units, housing the boiler, with plumbing for a washing machine. Two rear-facing windows provide natural light.

First Floor Landing

Carpeted landing providing access to all first-floor accommodation.

Bedroom One

Comfortable double bedroom with a double glazed window to the front elevation, radiator, and carpet flooring.

Bedroom Two

Generous second bedroom with two double glazed windows to the rear, wall-mounted radiator, and carpet flooring.

Bedroom Three

Third bedroom featuring a double glazed front-facing window, radiator, and carpet flooring.

Bathroom

Modern bathroom fitted with a ceramic WC and wash hand basin, bath with shower over, and heated towel rail. Finished with vinyl flooring and two double glazed windows to the rear.

Loft Space

Insulated loft space providing additional storage potential.

Garage

An extended single garage with electric door, power, and water tap. Offering space for a vehicle and storage.

Externals

To the front, a hedge-lined boundary with a pathway leading to the entrance. A gravel driveway provides off-road parking and leads to the garage and side gate access.

The rear garden offers a gravelled seating area, a slabbed patio, lawn, and a variety of trees and shrubs, all enclosed by fencing with gated side access and a decorative pebbled area.

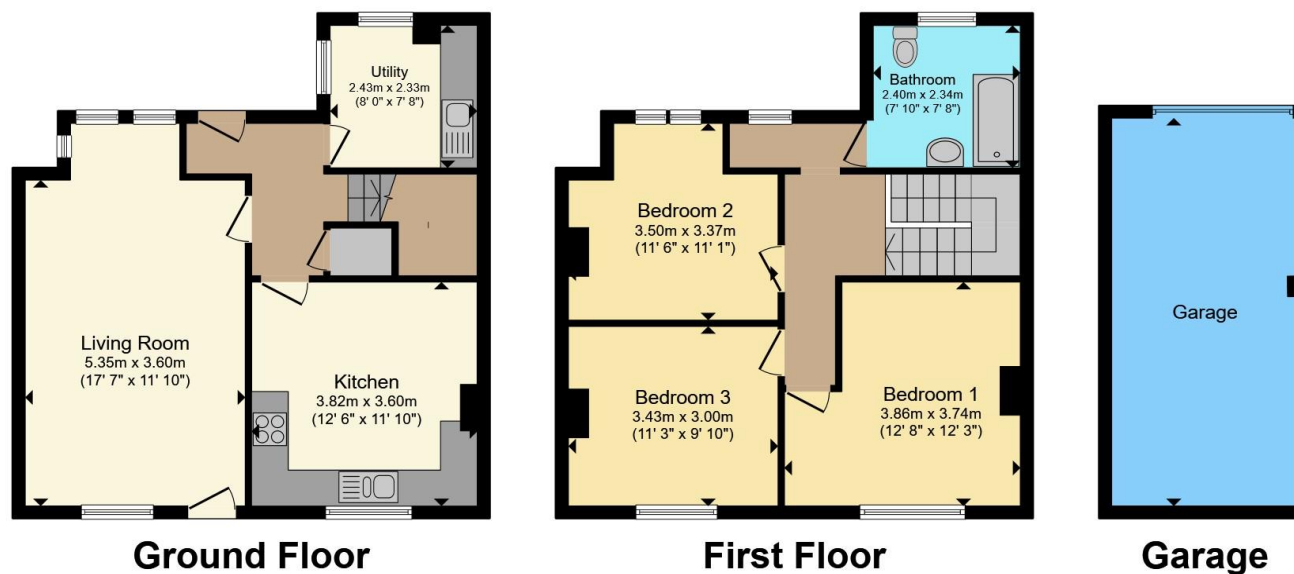
Agent Notes

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.









Total floor area 114.9 m² (1,237 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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134 Nottingham Road Eastwood
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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207789



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