



Upton Close  
Heanor





## Property Description

Situated within the popular and established Upton Close in Heanor, this well-presented two-bedroom end-terrace home enjoys a pleasant position within a quiet residential cul-de-sac. The location is favoured for its settled surroundings while remaining conveniently placed for local shops, schools and leisure facilities, with good road links providing easy access to Heanor town centre and surrounding areas.

A side entrance opens into an entrance hall with cloakroom/WC, leading through to a comfortable lounge with stairs rising to the first floor and a door into the conservatory. The conservatory enjoys views over the garden and provides a bright additional reception space with direct access onto the patio seating area. The kitchen, located to the front of the property, is fitted with matching wall and base units and offers practical space for everyday use.

Upstairs, the landing leads to two bedrooms, the main with fitted wardrobes, and a family bathroom. The property also benefits from a boarded loft with ladder access, providing useful storage.

The property offers well-proportioned accommodation and benefits from driveway parking, detached garage, a conservatory extension, together with a landscaped rear garden, making it ideal for both indoor and outdoor living.

## Entrance Hall

Accessed via a uPVC side entrance door, the hallway features a carpeted floor, a wall-mounted radiator and doors leading to the kitchen, cloakroom/WC and lounge.

## Cloakroom / Wc

Ground floor WC located in the entrance hall and fitted with a ceramic WC incorporating a built-in wash hand basin, finished with a carpeted floor and splashback.

## Lounge

A comfortable reception room with carpeted flooring and a wall-mounted radiator. Stairs rise to the first floor and a double-glazed door opening through to the conservatory.

## Kitchen

Featuring vinyl flooring and a double-glazed window to the front elevation. The kitchen is fitted with matching wall and base units with an inset sink and drainer, with space and plumbing for a washing machine and space for a fridge. Appliances include an electric oven, gas hob and cooker hood, with the boiler also located here.

## Conservatory

With vinyl flooring and double-glazed windows to the rear and sides, the conservatory provides additional living space and benefits from double glazed doors opening out to the rear and side.

## First Floor Landing

With a carpeted floor and doors leading to both bedrooms and the family bathroom.

## Bedroom One

A carpeted double bedroom with a double-glazed window to the rear, wall-mounted radiator and fitted wardrobes.

## Bedroom Two

Another carpeted bedroom with a double-glazed window to the side, wall-mounted radiator, and loft access.

## Bathroom

Fitted with a bath with shower over, ceramic WC and wash hand basin with drawer storage. Finished with laminate flooring, fully tiled walls, a wall-mounted towel radiator, mirrored cabinet with side lights, and a double-glazed opaque window to the front.

## Loft Space

Accessed via a pull-down ladder, with lighting and boarded for storage.

## Externals

Well-presented and attractively positioned, the property benefits from a smart brick frontage, established greenery and a detached garage with driveway.

The rear garden is attractively landscaped and well established, featuring a paved patio, gravel pathways and a variety of mature shrubs and planting.

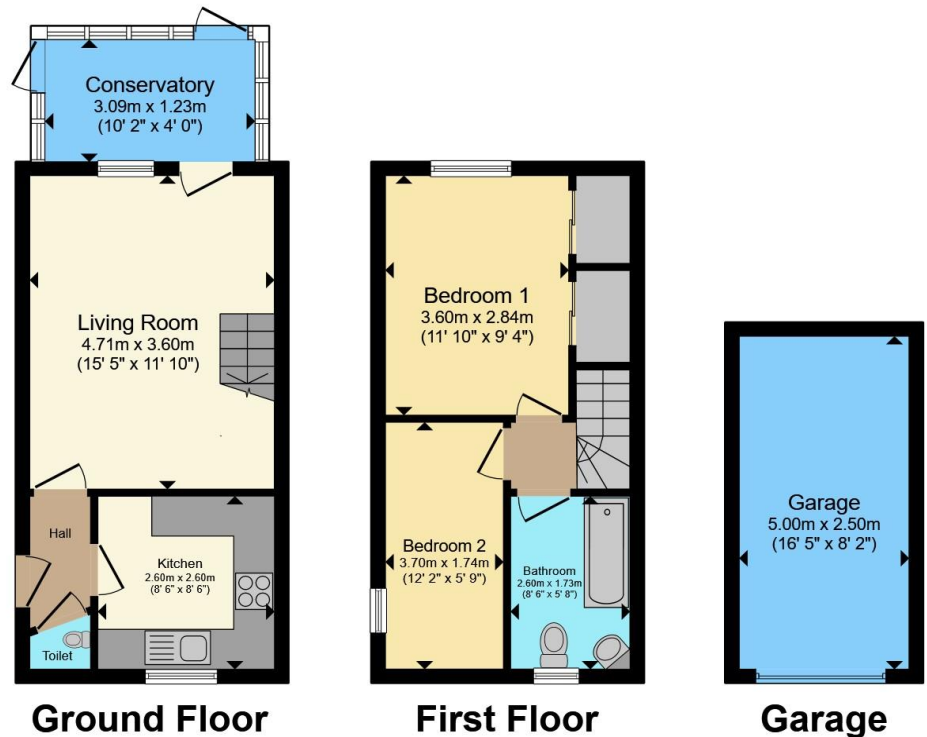
## Garage

With an up-and-over door, plus lighting and electrics.









Total floor area 72.1 m<sup>2</sup> (777 sq.ft.) approx

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 Band: A

Tenure: Freehold

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Property Ref: EWD207537 - 0008