CHARLES NEWTON & CO

ESTATE AGENTS & SOLICITORS

56 Hands Road
Heanor DE75 7HB

£475,000

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This charming and individually designed dormer-style detached bungalow offers exceptionally spacious and flexible accommodation, set within a substantial plot of approximately three-quarters of an acre. With up to 4/5bedrooms and a wonderful outlook towards Heanor Memorial Park, this impressive home offers enormous potential for a variety of purchasers, including growing families and those seeking versatile accommodation.

The property is approached via a generous frontage providing ample off-road parking for numerous vehicles, with access to a large garage.

Internally, the accommodation is both spacious and adaptable. An entrance porch opens into a welcoming and particularly generous reception hallway, providing an impressive introduction to the home. The ground floor further comprises a modern fitted kitchen, a spacious lounge, a generous conservatory enjoying views over the gardens, a large dining room and a further sitting area, creating plenty of space for entertaining, relaxing and family life.
There are three generously proportioned bedrooms to the ground floor, complemented by a large wet room and two separate WCs.
To the first floor are two further spacious bedrooms, together with an additional WC, making the property ideal for those requiring flexible family accommodation, guest rooms or space for a home office.
One of the property's most outstanding features is its extensive plot. The spacious gardens provide plenty of room to enjoy the outdoors, with a patio seating area leading onto attractive terraced lawns. The elevated gardens enjoy a particularly pleasant outlook towards Heanor Memorial Park, creating a lovely green backdrop to this already impressive home.

Location
The property is ideally positioned for enjoying the amenities of Heanor, with its established town centre offering a variety of independent shops, cafés, bakeries and other everyday facilities. The town also benefits from leisure and recreational opportunities, including the nearby leisure centre with swimming pool, gym and fitness facilities.
Heanor Memorial Park, directly forming part of the property's pleasant outlook, is a Green Flag award-winning green space offering mature grounds, a play area, seasonal splash pad and attractive walking areas. (heanorloscoetowncouncil.gov.uk) The wider area also offers excellent opportunities for walking, cycling and enjoying the outdoors, with Shipley Country Park nearby. (Visit Peak District & Derbyshire)

Porch
7'3" x 4'7" (2.21m x 1.40m)
Double glazed front door and side panel, wall light and a double glazed internal door, carpeted flooring and wall light.

WC
5'0" x 3'11" (1.52m x 1.19m)
Low flush WC, wash and basin in vanity unit, alarm control point, fully tiled walls, laminated flooring, frosted double glazed internal window.

Internal Hallway
19'7" x 5'10" (5.97m x 1.78m)
Stairs to the first floor, wall lights, radiator, doors leading off and large storage cupboard.

Lounge
14'5" x 13'9" (4.39m x 4.19m)
The focal point of the room is a gas fireplace with marble heath and surround with mantle piece, coved ceiling, two ceiling roses, carpeted flooring, radiator, double doors opening into the conservatory.

Conservatory
19'0" x 14'0" (5.79m x 4.27m)
Solid wooden flooring, double glazed windows, radiator, ceiling fan and French doors opening to the rear garden.

Kitchen
18'6" x 10'10" (5.64m x 3.30m)
Range of base cupboards, drawers and matching wall units with Quartz worktop, ceramic sink and drainer with mixer tap, contempory tiled surround, CDA oven and grill, electric hob with extractor over, plumbed for washing machine, plumbed for dishwasher, understairs storage cupboard, high quality vinyl flooring, radiator, two double glazed windows and French doors to the rear garden.

Living/Dining Room
27'11" x 7'10" (8.51m x 2.39m)
Electric fire with wooden mantle piece, laminate flooring, radiator, consumer unit, door into craft room/ bedroom, French doors to rear garden.

Bedroom/Craft Room
16'8" x 13'5" (5.08m x 4.09m)
Double glazed French drawers to the side opening to the garden, laminate flooring radiator loft hatch, door to internal lobby.

Internal Lobby
5'0" x 5'0" (1.52m x 1.52m)
Laminated flooring and doors to WC and Garage access.

WC
6'5" x 5'0" (1.96m x 1.52m)
Low flush WC, circular glass wash hand basin with chrome mixer tap on vanity unit, extractor fan, heated towel rail and laminate flooring.

Garage
25'10" x 13'7" (7.87m x 4.14m)
Electric roller shutter door, lighting, courtesy double glazed door to the side, range of fitted storage units, loft access, lighting and power.

Bedroom
13'8" x 10'2" (4.17m x 3.10m)
Fitted wardrobes, radiator, carpet flooring, double glazed bay window to the front elevation.

Bedroom
12'7" x 10'5" (3.84m x 3.18m)
Range of fitted wardrobes, coved ceiling, radiator, carpet flooring, double glazed bay window to the front elevation.

Wet Room
Large walk-in shower with nonslip flooring and rainforest head with secondary shower attachment, wash hand basin and WC in vanity unit, fully tiled walls, heated towel rail, double glazed frosted side window, extractor fan, spotlighting, wooden panel ceiling and shaver point

First Floor Landing
Wooden beamed ceiling, carpeted flooring, internal double glazed window, radiator and doors leading off.

Bedroom
18'2" x 11'0" (max) (5.54m x 3.35m (max))
Double glazed window to the side elevation, two radiators, eaves storage, carpet flooring.

Eaves Storage
17'0" x 5'3" (5.18m x 1.60m)
Large storage area with wall mounted Viessman boiler.

Bedroom
18'10" x 10'10" (5.74m x 3.30m)
Two double glazed windows to the side and rear elevations, two radiators, carpet flooring and eaves storage.

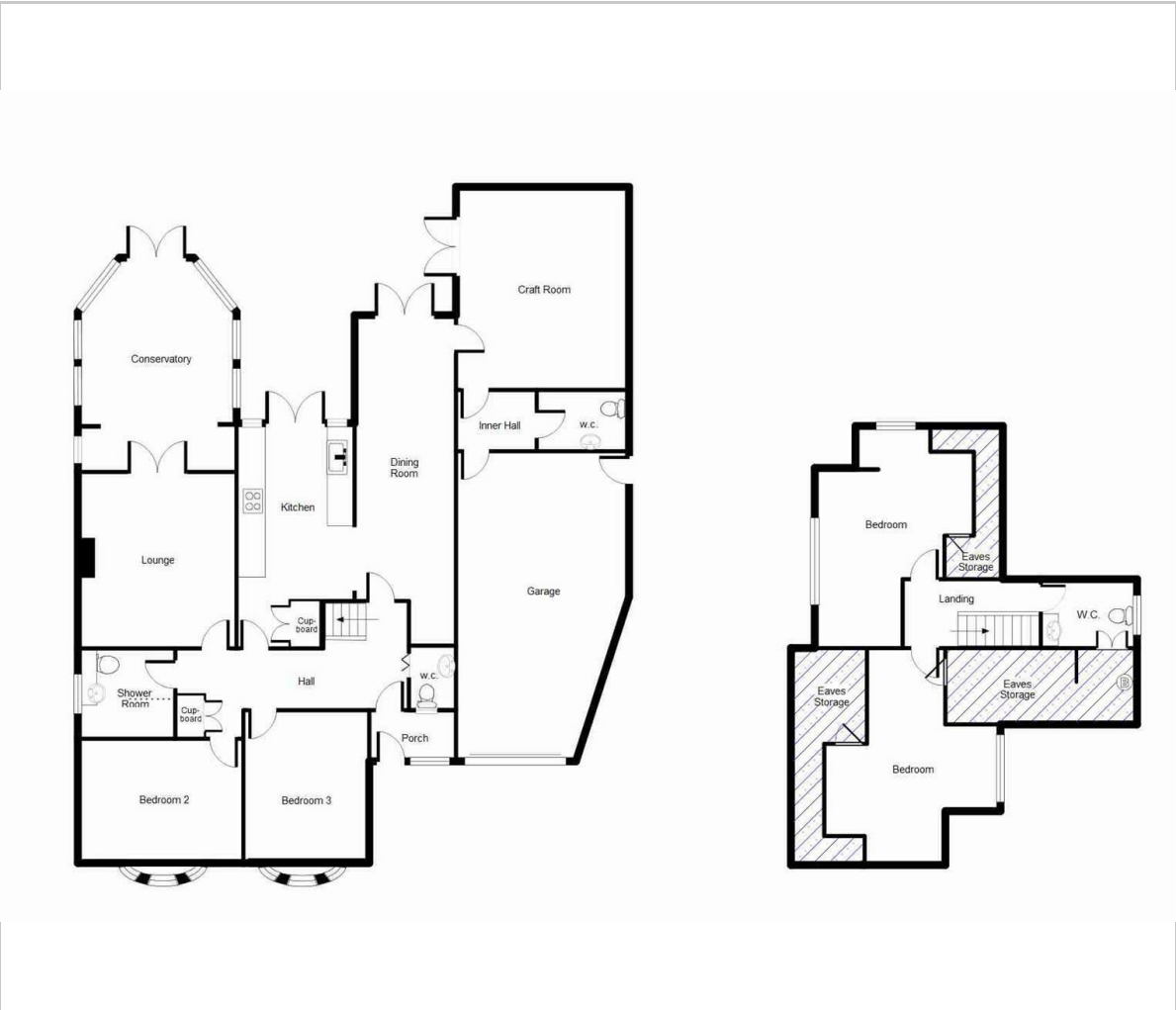
WC
5'2" x 5'2" (1.57m x 1.57m)
Wash and basin in vanity unit, low flush WC, radiator, storage cupboard, double glazed window to side elevation, double doors open to the boiler area.

Outside

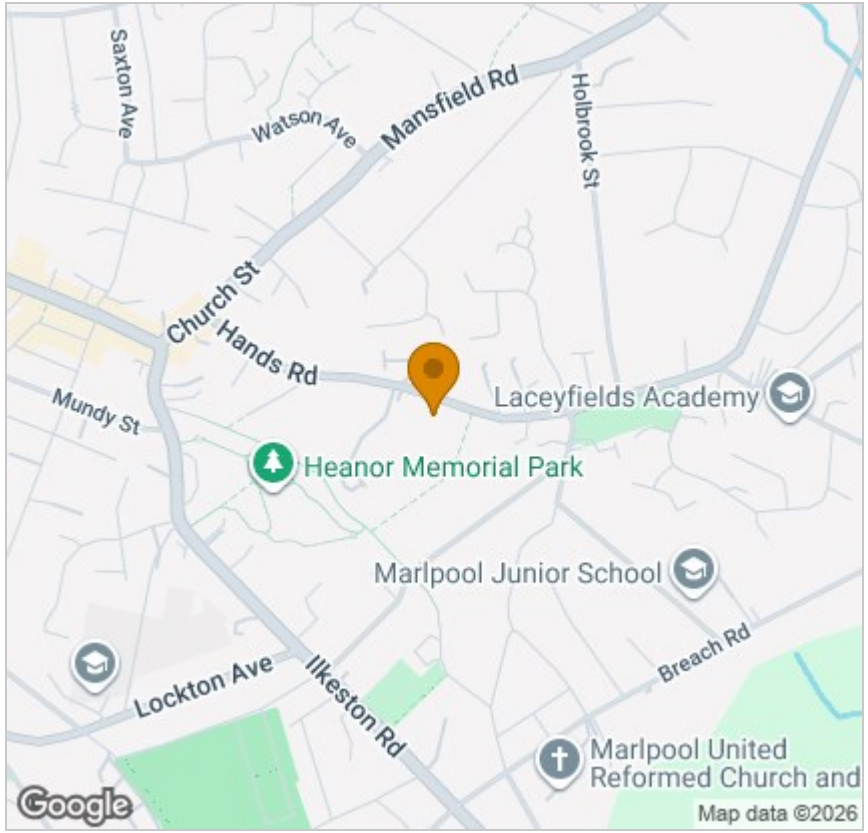
Front
Outside to the front of the property, there is a large driveway for several vehicles giving access to the integral Garage, lawned area and a ramp access to the front door.

Rear Garden
A private rear garden featuring a spacious, paved patio area with outdoor lighting and power outlets. The garden includes two elevated, tiered lawn sections, creating charming levels of greenery. In the background, there is a lush backdrop of trees and bushes, adding privacy and natural beauty. The space is complemented by two garden sheds, a sturdy brick wall, and a combination of hedge and fence boundaries, creating a tranquil and well-defined outdoor retreat.

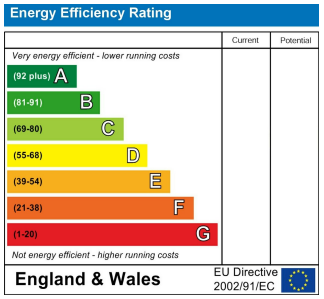
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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