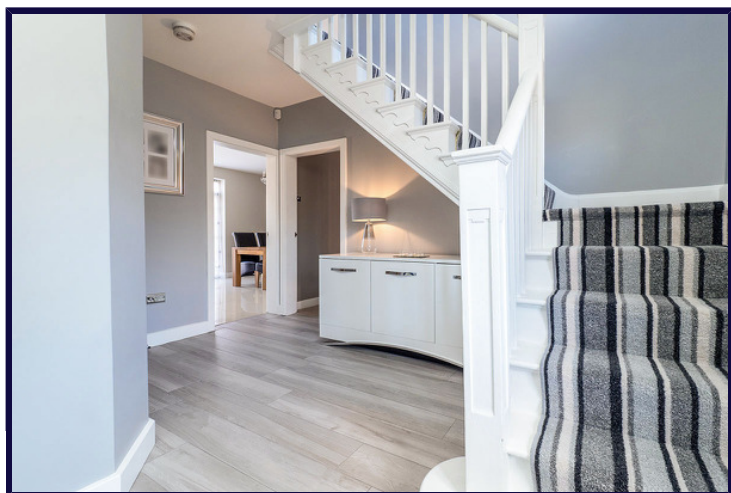




Howitt Street,

Guide Price £175,000



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Howitt Street, Heanor, Derbyshire

Guide Price £175,000

MORE THAN MEETS THE EYE! *GUIDE PRICE £175'000-£180'000* The unassuming facade of this traditional detached home conceals a stunning, lovingly renovated property packed with modern features. With generous living spaces to the ground floor, the property also benefits from three generous double bedrooms, a stylish bathroom suite and a utility and ground floor WC. Renovated to a high standard throughout, the property is fitted with a high gloss kitchen, matching utility and striking four piece bathroom suite. Externally, the property offers the potential for parking to the front elevation together with a deceptively generous rear garden, perfect for summer entertaining. Situated in the popular location of Heanor, the property is well placed for a wealth of local shops and a host of other amenities including a supermarket, retail park and a selection of boutique stores. Heanor also offers a local primary and secondary school, perfect for those with families. Offering excellent transport links with regular buses into Nottingham and Derby and ease of access to the A610 and M1 corridor this property is a must see for commuters too! **CALL TODAY TO ARRANGE YOUR VIEWING **EPC Grade - D****

ENTRANCE HALL

Composite exterior door opens into a stunning entrance hall, perfect for greeting guests when entertaining. The hallway is lit by a double glazed window to the front elevation, which illuminates the traditional staircase, drawing the eye for the landing above. Laid with modern grey tiling, the hallway feels modern and stylish, providing an under-stairs space to be dressed with furniture to suit your style and tastes. With radiator and doors to:

WC

1.46m x 1.16m (4'9" x 3'10")

The addition of a ground floor WC, brings a level of functionality to this eye-catching home. The WC is fitted with a bespoke vanity unit with hand-wash basin above and a contemporary low flush WC. The WC also features a wall-mounted cupboard which tastefully conceals the property's combination boiler. With modern grey tiled flooring, chrome heated towel rail and frosted double glazed window to the side elevation.

LIVING ROOM

4.23m x 3.50m (13'11" x 11'6")

The property's comfortable living room provides a cosy retreat in which to enjoy a film on a winter's evening. By day the living room feels bright and airy, with a walk-in double glazed bay window to the front elevation bathing the space in natural light. By night, the property centres around a feature chimney breast with exposed oak lintel, which gives the room a focal point and when dressed with candles and lights, creates an intimate feeling. The living room also features fitted carpet and radiator.

OPEN PLAN KITCHEN DINER

6.97m x 3.28m (22'10" x 10'9")

THE HEART OF THE HOME! The centrepiece of this stunning property is a wonderful open concept living kitchen. The kitchen area is fitted with a selection of wall, base and drawer units in a combination of contemporary cream and aubergine gloss. The cabinetry is topped with expanses of wooden worktops, which incorporate a breakfast bar for casual dining and a sink and drainer unit set beneath a double glazed window overlooking the garden. The kitchen features an integral electric fan assisted oven with gas hob and chrome extractor fan above, whilst also featuring an integral dishwasher and providing space for an American-style fridge/freezer. Tiled flooring flows between the kitchen and dining area tying the spaces together seamlessly. The dining area provides ample space for a substantial table, together with free-standing sideboard or dresser as desired. With French doors opening into the garden and a double glazed window bringing light into the dining area, the whole space feels airy, spacious and welcoming. With radiator and door to:

UTILITY ROOM

3.58m x 1.17m (11'9" x 3'10")

Set off the kitchen is a functional utility room providing a further selection of wall and base units with contemporary gloss fronts and worktops to match the main kitchen. The utility provides space for a washing machine, together with providing somewhere to hide away the Hoover! With radiator and double glazed window to the side overlooking the garden.

FIRST FLOOR LANDING

A traditional exposed tread staircase, with central carpet runner, ascends to a generous first floor landing area. The staircase features a traditional balustrade handrail, a tasteful nod to the age and style of the home, accentuated by the ceiling heights which continue to the first floor. The landing provides access to the property's loft space and also features fitted carpet and doors to:

BEDROOM ONE

3.59m x 3.56m (11'9" x 11'8")

The master bedroom is a generous double, with ample floor-space for additional free-standing furnishings as required. A tall double glazed window to the front elevation brings natural light into the space, which together with a neutral decor theme only serves to enhance the sense of space on offer. With fitted carpet and radiator.

BEDROOM TWO

3.33m x 4.49m (10'11" x 14'9")

A second generous double bedroom, perfect for visiting guests. The second bedroom also benefits from neutral decor, fitted carpet and radiator and features a double glazed window overlooking the garden.

BEDROOM THREE

3.31m x 2.36m (10'10" x 7'9")

The property benefits from a third double bedroom, making this an ideal home for any growing family. The third bedroom would also serve well as a substantial home office or impressive dressing room if required. With fitted carpet, radiator and double glazed window overlooking the garden.

FAMILY BATHROOM

3.64m x 2.23m (11'11" x 7'4")

WOW! The property features a stunning four piece bathroom suite, which simply must be seen to be appreciated! The L-shaped bathroom offers both a modern chrome and glass walk in shower unit, complete with drench shower head, together with a soaker tub. The bathroom is also fitted with a contemporary hand wash basin and low flush WC. Partial tiling in neutral tones adorns the walls and compliments the tiled flooring. With

chrome heated towel rail, spotlights, extractor fan and frosted double glazed window to the front elevation.

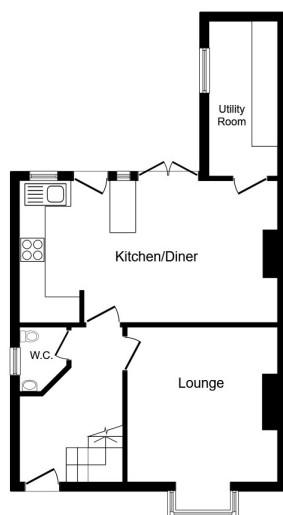
OUTSIDE

The property sits proudly against the road at the head of a courtyard garden, which could be utilised for parking subject to the relevant consents. The frontage benefits from fenced boundaries and private gated access leading to the rear. The rear garden is truly deceptive, benefiting from an extensive lawn and patio area for entertaining. The rear garden benefits from a mix of walled and fenced boundaries, making it ideal for those with pets. Capturing the very best of the summer sun, the garden is a must-see for those with a love of summer BBQ's and al-fresco entertaining. With outside light and tap. This beautiful property can only be appreciated through an internal inspection - CALL TODAY TO ARRANGE YOUR VIEWING

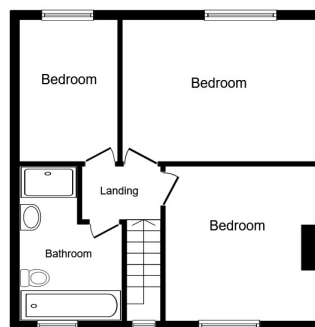
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For full EPC please contact the branch



Ground Floor



First Floor

Total floor area 97.0 sq. m. (1,044 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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