



Holmesfield Drive
Heanor

burchell
edwards

Holmesfield Drive Heanor DE75 7BT

for sale
£240,000



Property Description

WELL PRESENTED SEMI DETACHED FAMILY HOME !! THREE BEDROOMS !! DRIVEWAY PARKING !! CONSERVATORY !! GUEST CLOAKROOM !!

We at Burchell Edwards are delighted to offer to the market this well presented semi detached home that is ready for a new family to love.

Located within close proximity to Heanor town centre, walking distance to Shipley Park as well as Ilkeston with all major super markets and road and transport links close to hand this charming home offers spacious bright living and will make for the perfect family purchase, with the addition of local primary schools being rated good and Heanor Gate rated outstanding.

The home comprises of spacious living room , large kitchen / diner , guest cloakroom, utility room and conservatory to the ground floor.

The first floor holds the three good size bedrooms and the family bathroom.

To the rear and surrounding is the private enclosed garden and to the front is the private driveway with additional non permit on road parking.

We feel with what this home has to offer and the fantastic location really makes this a must see so please call Burchell Edwards today to arrange your viewing.

Please note that the AML Fee covers 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.

Front Elevation

Dropped kerb with driveway for parking, steps leading to front door and gated side access.

Entrance Hall

UPVC door to the front elevation, tiled flooring and radiator.

Living Room

UPVC double glazed window to the front elevation, radiator and wall mounted feature fire place.

Conservatory

Carpet flooring, radiator, three quarter surround UPVC construction, and doors leading to the garden.

Kitchen Diner

Fitted with matching wall and base units with work surfaces over that incorporates sink and drainer, integrated Neff dishwasher, freestanding Smeg cooker with double electric oven and gas hob that is custom fit with cooker-hood over, tiled flooring and radiator.

Utility Area

Plumbing for washing machine, tumble dryer and fridge freezer, UPVC double glazed window to the front elevation and UPVC double glazed door to the side leading to the garden.

W.C

Low level W.C, wash hand basin and UPVC double glazed window with storage cupboard opposite the W.C cloakroom.

Landing

UPVC window to the side elevation, loft that is full boarded with ladder access and housing the combi boiler.

Bedroom One

UPVC double glazed window to the front elevation, carpet flooring and radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bedroom Three

UPVC double glazed window to the front elevation, carpet flooring and radiator.

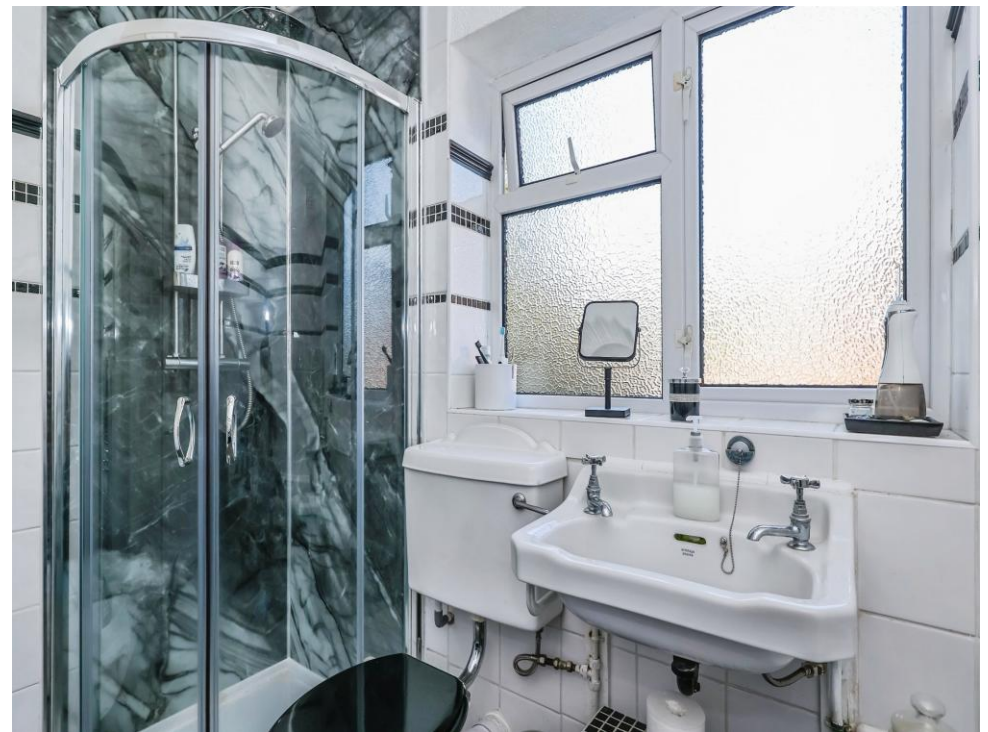
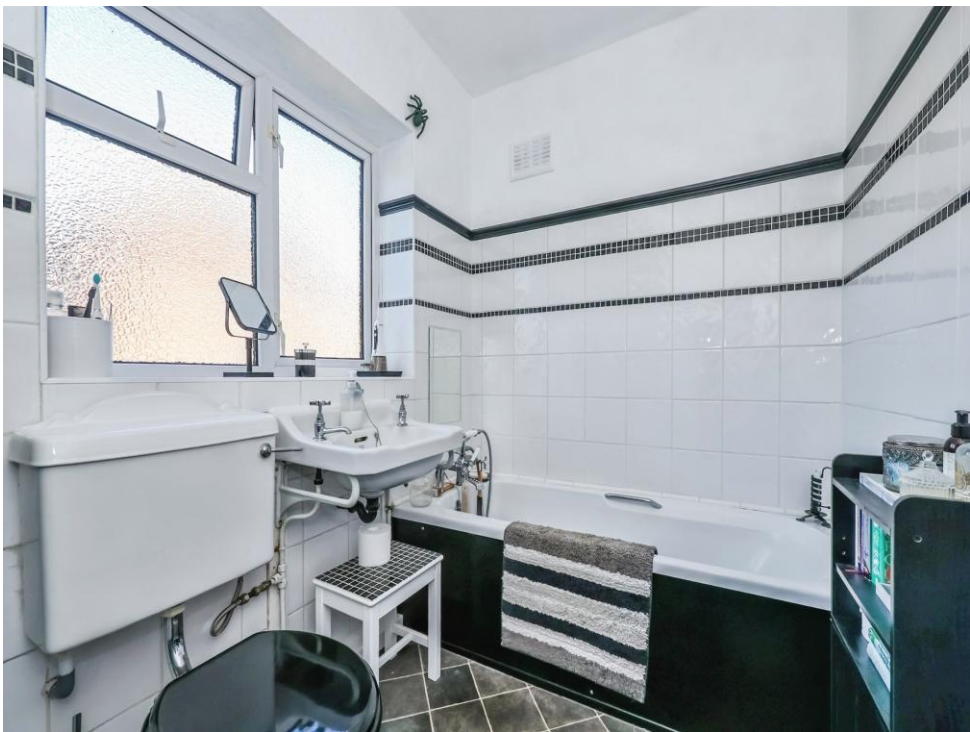
Bathroom

Lowered panel bath, low level W.C, wash hand basin, shower cubicle with mains shower, heated towel radiator and UPVC double glazed window to the rear elevation.

Rear Elevation

Beautiful secret, wrap around garden with paved area, mature borders plants and trees, gated section leading with pavement to the shed and further mature borders.

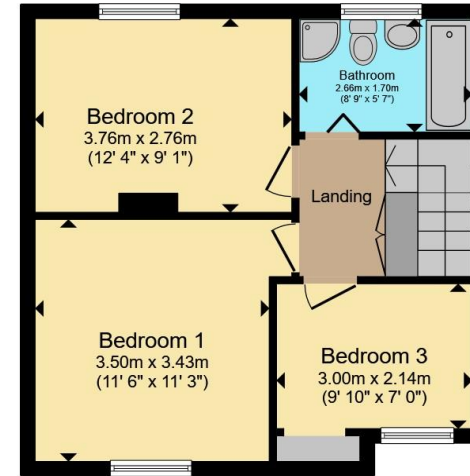








Ground Floor



First Floor

Total floor area 85.5 m² (920 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



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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