



109 Howitt Street  
Heanor DE75 7AW

£250,000

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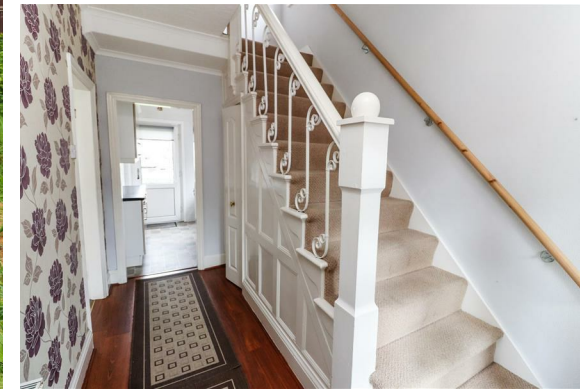
## 109 Howitt Street Heanor DE75 7AW

**\*\*Charming Traditional Three-Bedroom  
Detached Family Home\*\***

Set on a generous plot, this spacious family residence offers ample potential for customization and growth. Inside, the property features a modern fitted kitchen, a bright and airy through lounge/diner with elegant French doors opening to a beautifully established, mature garden—perfect for outdoor entertaining and relaxation. The welcoming hallway is filled with natural light, leading to a first floor family bathroom and three comfortable bedrooms.

Externally, the property boasts a gated front garden and a driveway providing convenient off-street parking. This delightful home combines classic charm with versatile living space, making it an ideal family home.

Heanor is a popular and well-established Derbyshire town, favoured for its strong sense of community and excellent local amenities. The area offers a wide range of shops, supermarkets, cafés and leisure facilities, along with well-regarded schooling for all ages, making it particularly appealing to families. There are also a number of nearby parks and green spaces, perfect for outdoor activities, while excellent transport links provide easy access to Derby, Nottingham and surrounding areas, making it ideal for commuters. Combining convenience, community and accessibility, Heanor continues to be a highly desirable location for a variety of buyers





### **Porch**

6'11" x 2'9" (2.11m x 0.84m)

Double glazed door with side panels into porch, wooden single glazed door into hallway.

### **Entrance Hallway**

Inviting spacious hallway with stairs to first floor, doors off, radiator, laminate flooring, understairs cupboard with shelving & double glazed window to the side elevation.

### **Lounge/Diner**

25'1" x 12'2" (7.65m x 3.71m)

Bright & spacious lounge/diner, wooden mantle piece with gas fire, TV point, two radiators, carpet flooring, double glazed bay window to the front elevation & double glazed French doors with side panels onto the rear garden.



### **Fitted Kitchen**

8'6" x 7'2" (2.59m x 2.18m)

Wall, base & drawer units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, electric oven & gas hob with extractor over, space for fridge, plumbed for washing machine, radiator, vinyl flooring, double glazed window to the side elevation & double glazed door to the rear garden.



### **First Floor Landing**

Doors off, loft hatch, carpet flooring & double glazed window to the side elevation.



### Bedroom One

12'11" x 10'1" (3.94m x 3.07m)

Fitted wardrobes, carpet flooring, radiator & double glazed window to the rear elevation.

### Bedroom Two

12'2" x 10'5" (3.71m x 3.18m)

Carpet flooring, radiator, wall mounted Baxi boiler & double glazed window to the front elevation.



### Bedroom Three

7'3" x 7'0" (2.21m x 2.13m)

Carpet flooring, radiator & double glazed window to the front elevation.

### Family Bathroom

7'3" x 7'1" (2.21m x 2.16m)

Walk in cubicle with electric shower, panelled bath, wash hand basin in vanity, low flush WC, spot lights, fully tiled walls, heated towel rail, vinyl flooring & frosted double glazed window to the rear elevation.



### Outside

#### Frontage

Wrought iron railings & gates, gravel frontage & driveway to side.

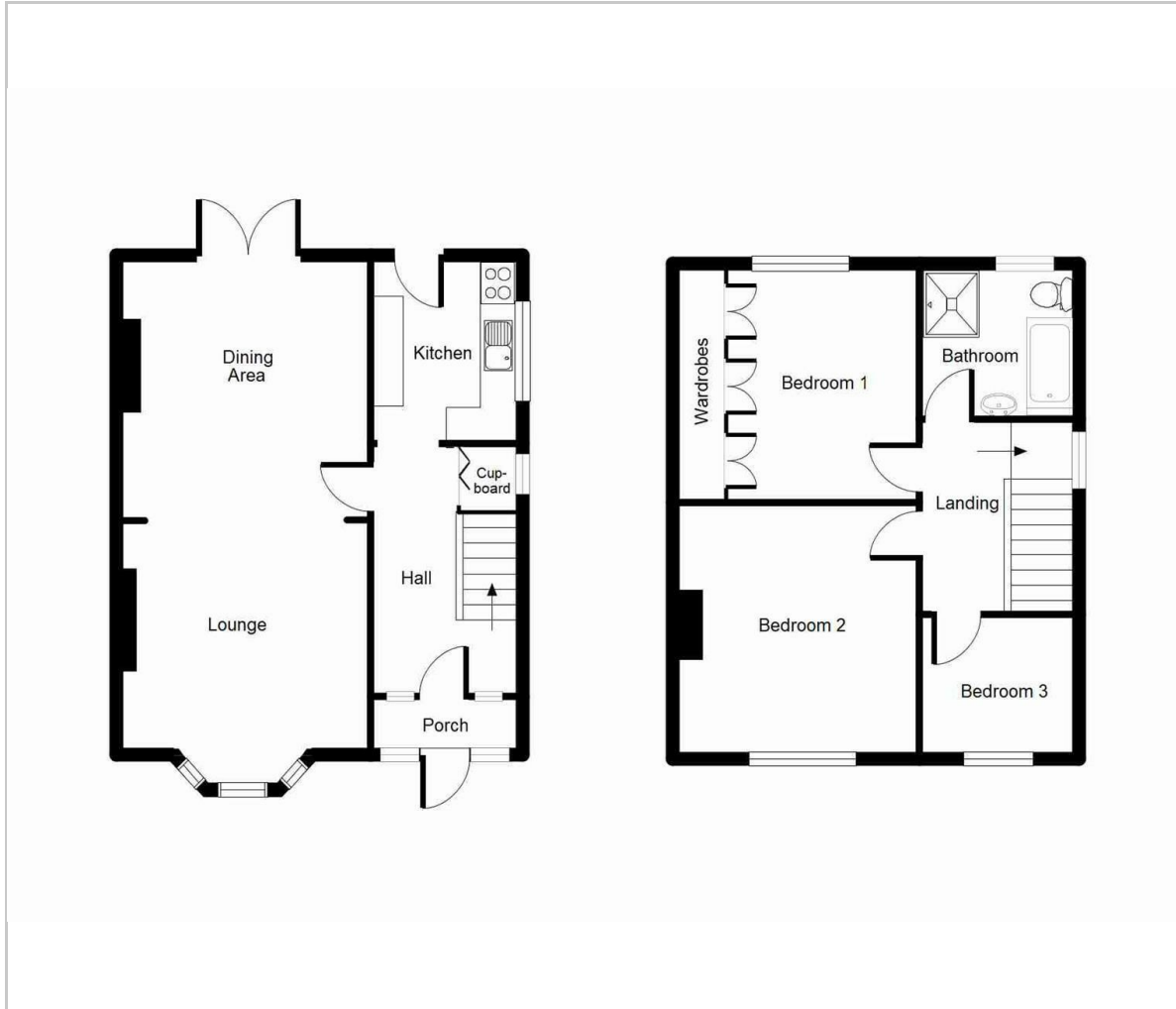
#### Rear Garden

Pretty, good size rear garden with paved patio area, large lawn area with stocked borders, plants, flowers, shrubs & trees, brick outbuilding with power & lighting, fence boundary.





## Floor Plan



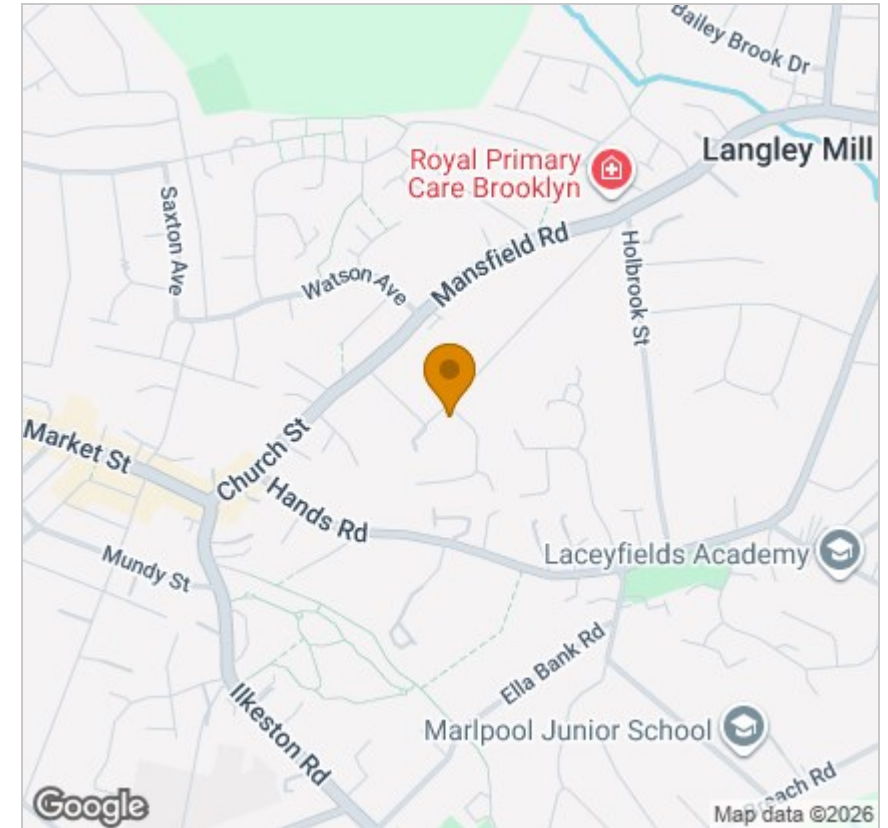
## Viewing

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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## Area Map



## Energy Efficiency Graph

