



Potters Hill View
Heanor

burchell
edwards

Potters Hill View Heanor DE75 7WF

for sale offers in the region of
£180,000



Property Description

Situated on the highly sought-after Potters Hill development in Heanor, this modern two-bedroom semi-detached home is offered to the market with no onward chain, allowing for a smooth and timely move with immediate occupation available. Tucked within a private cul-de-sac, the property enjoys an exclusive setting with a high degree of privacy, making it ideal for first-time buyers or investors.

The ground floor comprises an entrance hall, cloakroom/WC, spacious lounge and an open-plan kitchen/diner with French doors opening onto the rear garden. The kitchen also benefits from integrated white goods, including a fridge/freezer and washing machine, providing a convenient, move-in-ready option. To the first floor are two bedrooms, with built-in wardrobes to the main bedroom, and a contemporary family bathroom.

Externally, the property features a private driveway providing off-road parking for two vehicles and gated access to the rear. The enclosed garden is thoughtfully landscaped with a tiered design, patio seating areas and a low-maintenance artificial lawn.

Well located for access to local amenities, schools and transport links, this property represents an excellent opportunity in a popular and convenient setting.

Entrance Hall

Laminate flooring, entry via front door with doors leading to the cloakroom/WC and lounge.

Wc / Cloakroom

Fitted with a low-level WC and wash hand basin. Vinyl flooring and double-glazed opaque window to the side.

Lounge

Bright reception room with double glazed window to the front, laminate flooring and wall mounted radiator. Stairs rise to the first floor, with an open-plan layout leading into the kitchen/diner.

Kitchen / Diner

Fitted with a range of matching wall and base units incorporating a stainless steel sink and drainer. Electric oven and hob with cooker hood over, glass splashback, washing machine and fridge freezer. Double glazed window and French doors to the rear, with space for a dining table.

First Floor Landing

Carpeted landing with double glazed window to the side and wall mounted radiator.

Bedroom One

Double bedroom with carpet flooring, wall mounted radiator, double glazed window to the rear and built-in wardrobes.

Bedroom Two

Carpeted room with wall mounted radiator and double-glazed window to the front.

Bathroom

Comprising a bath with shower over, low-level WC and wash hand basin. Finished with tiled walls, vinyl flooring, spotlights, wall mounted towel radiator and double-glazed opaque window to the front.

Externals

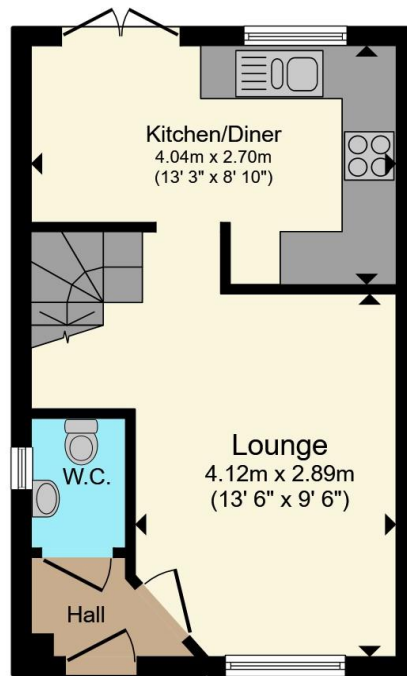
To the front is a brick paved driveway providing off-street parking for two vehicles, with gated side access leading to the rear.

The rear garden is enclosed and attractively tiered, featuring a paved patio area with steps leading to a raised seating space and artificial lawn for low maintenance. Bordered by fencing with planted sections, the garden also benefits from an additional seating area and access to a shed.

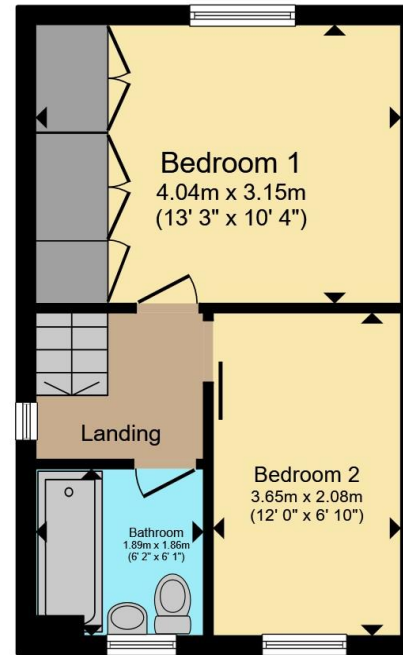








Ground Floor



First Floor

Total floor area 55.8 m² (600 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



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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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