



Bestwick Avenue  
Heanor



# Bestwick Avenue Heanor DE75 7HH

for sale offers over  
**£200,000**



## Property Description

Burchell Edwards are delighted to present to the market this wonderful detached Bungalow situated on Bestwick Avenue, Heanor. This property is within easy reach of local amenities, schools, public transport links and major road networks and must be viewed to be fully appreciated! In brief the accommodation comprises of an entrance porch leading to an entrance hall, lounge, newly fitted kitchen, two bedrooms and shower room. Externally, there is a driveway proving off road parking to the side as well as a low maintenance garden to the rear and side. To view this wonderful home, please get in contact with us today!

## Entrance Porch

Accessed via a door to the front and having a door that leads into the entrance hall.

## Entrance Hall

Giving access to the two bedrooms, lounge, kitchen and shower room as well as having a radiator, carpet flooring and access to the loft via a ladder.

## Lounge

14' 2" x 11' 8" ( 4.32m x 3.56m )

Having double glazed windows to the front and side, radiator and carpet flooring.

## Kitchen

13' 10" x 7' 7" ( 4.22m x 2.31m )

A newly fitted kitchen offering matching high gloss wall and base units with complementary work surfaces over with an inset one and a half bowl sink and drainer unit with mixer tap over. There is an electric cooker, gas hob with cooker hood over, space for a fridge freezer, space and plumbing for a washing machine, tiled splash backs, double glazed window to the rear and a door leading out to the side.

## Bedroom One

11' 8" x 10' 9" ( 3.56m x 3.28m )

Having a double glazed window to the front, radiator and carpet flooring.

## Bedroom Two

11' x 9' 3" ( 3.35m x 2.82m )

Having a double glazed window to the rear, radiator and carpet flooring.

## Shower Room

A fitted suite comprising of walk in shower unit with electric Mira Shower, vanity unit with illuminated mirror above and low level W/C. With fully tiled walls, double glazed obscure window to the rear, extractor fan and radiator.

## Outside

### Front

To the front you will find a front garden which is gravelled as well as having a drive to side. There is a side gate giving access to garden area.

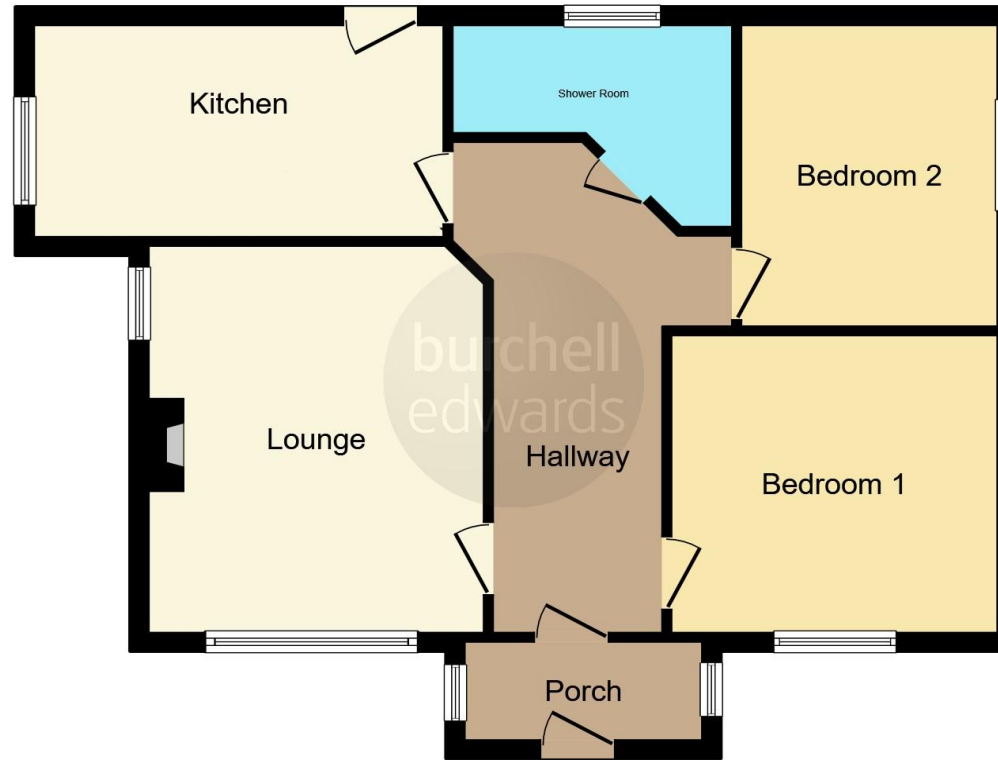
### Rear

You will find a patio area with outbuilding benefiting from lighting and providing storage space. There are steps leading to rear of the property which offers a patio area with outside tap and electric point, artificial grass and gated access leading onto the front.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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