

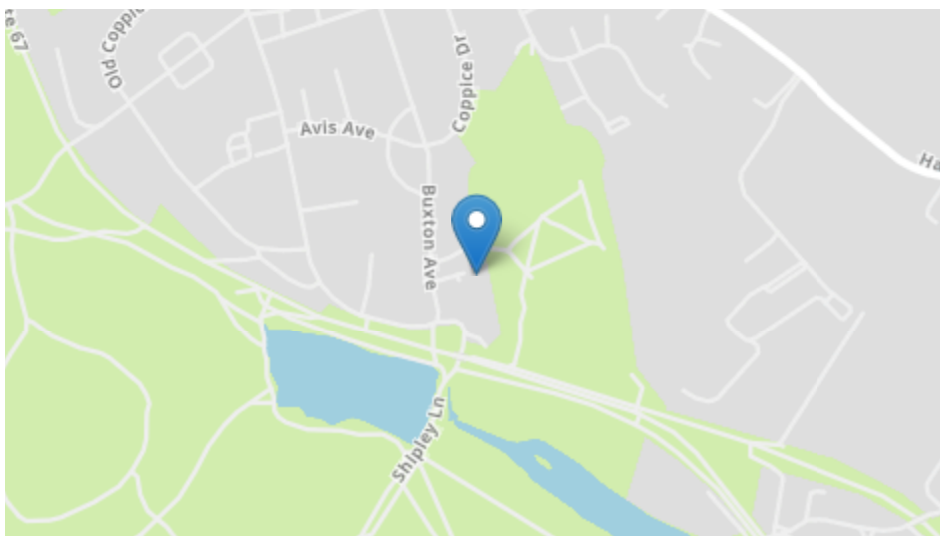
Birchfield Park, Heanor, DE75 7UP

Offers Over £290,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- En Suite To Bedroom 1
- Open Plan Dining Kitchen
- Conservatory & Utility Room
- Off Road Parking & Garage
- Popular Cul-de-Sac Location
- Ease of Access To A610

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 22117833

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40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** EVER WANTED SHIPLEY COUNTRY PARK ON YOUR DOORSTEP *** Then look no further than this detached four bedroom family home. More than that it is positioned on a quiet cul de sac and benefits with a large conservatory. The property in brief comprises to the ground floor; entrance hall, lounge, conservatory, dining kitchen and utility room. To the first floor landing giving access to four bedrooms, en suite to master bedroom and a three piece family bathroom. To the outside a front garden with driveway providing ample off road parking and giving access to the garage, to the rear an enclosed garden with patio and lawn areas.

Ground Floor

Entrance Hall

UPVC double glazed door to the front, stairs to the first floor, radiator and door to the lounge.

Lounge

6.17m x 3.63m (20' 3" x 11' 11") UPVC double glazed window to the front, radiator and uPVC double glazed French doors to the conservatory.

Conservatory

4.24m x 3.45m (13' 11" x 11' 4") Brick & uPVC double glazed construction, solid roof, wood effect laminate flooring and uPVC double glazed French doors to the rear garden.

Dining Kitchen

4.22m x 3.86m (13' 10" x 12' 8") A range of matching wall & base units, work surfaces incorporating a ceramic sink & drainer unit with mixer tap. Space for gas cooker with extractor over. Radiator, ceiling spotlights, tiled flooring, uPVC double glazed window to the rear and uPVC double glazed door to the side.

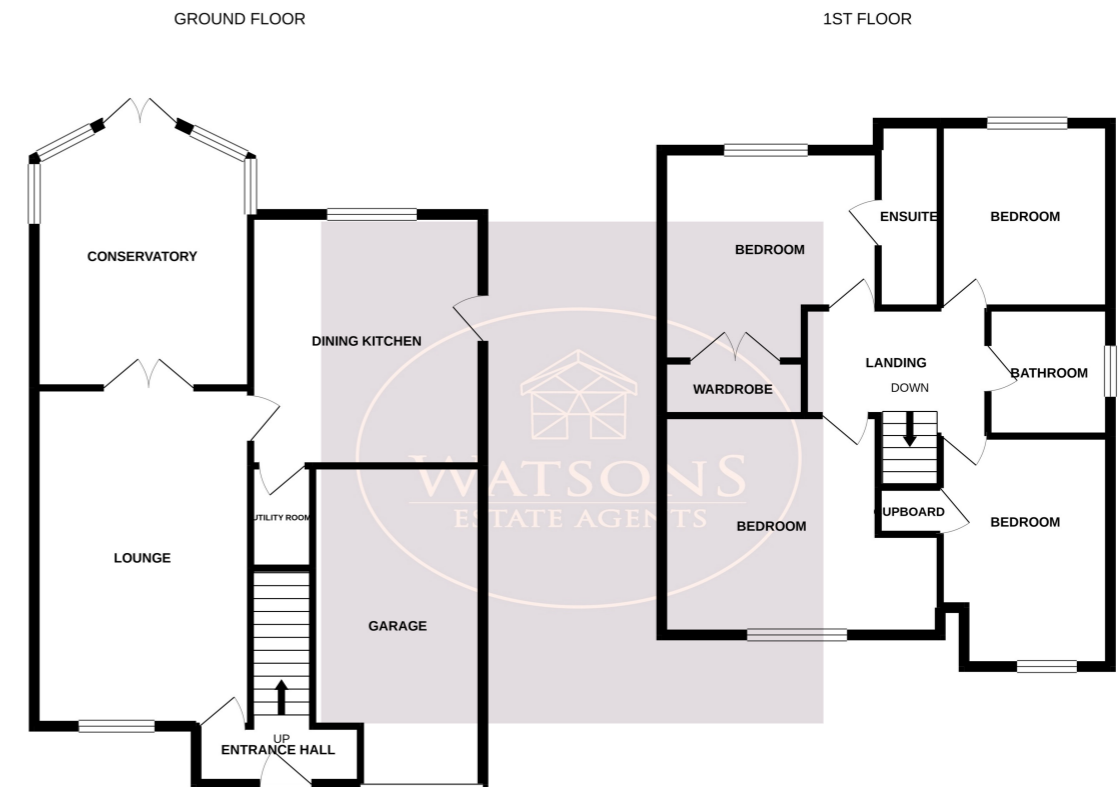
Utility Room

Plumbing for washing machine.

First Floor

Bedroom 1

3.63m x 3.53m (11' 11" x 11' 7") UPVC double glazed window to the rear, radiator, a range of fitted wardrobes and door to the en suite.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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En Suite

3 piece suite comprising WC, vanity sink unit and walk in shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

4.26m x 3.86m (14' 0" x 12' 8") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.63m x 2.41m (11' 11" x 7' 11") UPVC double glazed window to the front and radiator.

Bedroom 4

2.64m x 1.96m (8' 8" x 6' 5") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and oversized bath. Radiator, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property a gravel and brick paved driveway provides ample off road parking and leads to the single integrated garage measuring 4.9m x 2.9m, with up and over door, light and power. The rear garden comprises of a paved patio area, a well tended lawn, greenhouse and timber built shed. The garden enjoys a good level of privacy and is enclosed by timber fencing with gated access to the side