

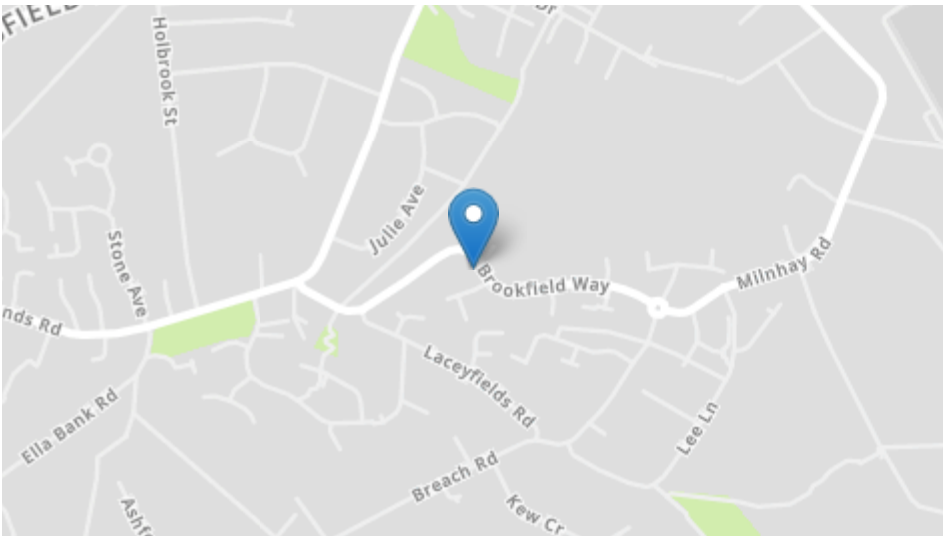
Brookfield Way, Heanor, DE75 7NX

£180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Our lines are open 8am - 8pm  
7 Days a week  
or email  
mail@watsons-residential.co.uk  
Ref - 29772841



- Semi Detached Home
- Two Double Bedrooms
- Spacious Lounge
- Fitted Dining Kitchen
- Three Piece Bathroom Suite
- Enclosed Low Maintenance Rear Garden
- Off Road Parking
- Great Road & Transport Links
- Close To Amenities
- Desired School Catchment Area

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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\*\*\* YOUR PERFECT FIRST HOME IS ONLY ONE VIEWING AWAY! \*\*\* This fabulous 2 bedroom semi detached home is the perfect place to start your home owning journey! Located in a popular residential area close to many great amenities this wonderful home boasts all the usual refinements such as an entrance hallway, living room, kitchen/dining room, 2 double bedrooms, bathroom, private driveway to the side providing ample private parking and a private and enclosed garden to the rear. To book your viewing please call our sales team today!

Ground Floor

Porch

UPVC entrance door.

Lounge

4.88m x 3.87m (16' 0" x 12' 8") UPVC double glazed window to the front, radiator, wood laminate flooring, feature fireplace with inset electric fire, stairs to first floor and door to dining kitchen.

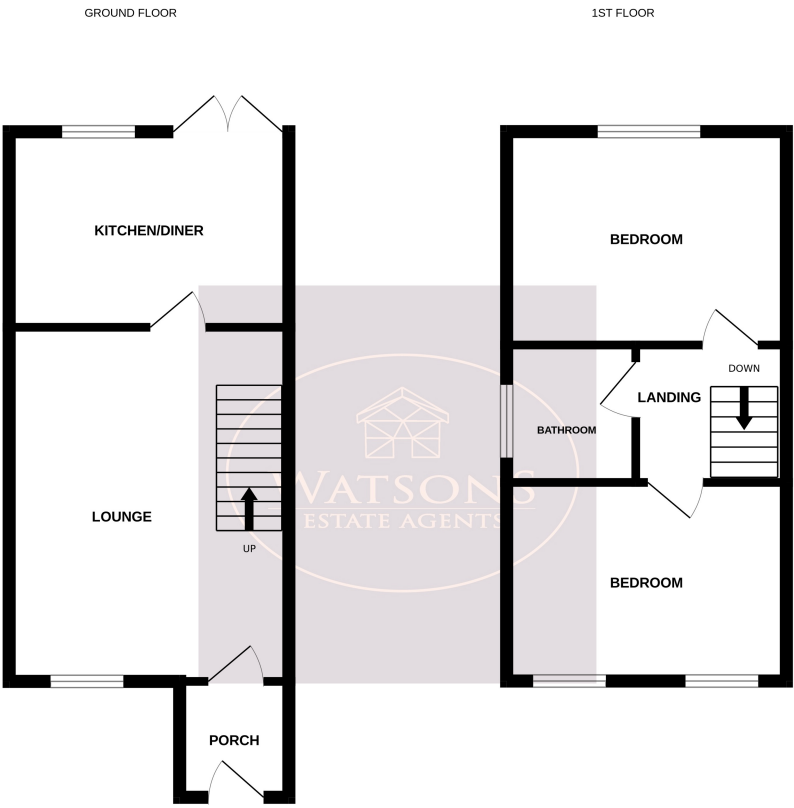
Dining Kitchen

3.85m x 2.68m (12' 8" x 8' 10") A range of matching wall and base units with work surfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, electric hob with extractor fan over, plumbing for washing machine and space for fridge freezer. UPVC double glazed window to the rear, wall mounted combination boiler and French doors to the rear garden.

First Floor

Bedroom 1

3.94m x 2.92m (12' 11" x 9' 7") UPVC double glazed window to the rear and radiator.



While 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 misstatement. 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. Made with Metropix 62025

Bedroom 2

3.96m x 2.70m (13' 0" x 8' 10") Two uPVC double glazed windows to the front, storage cupboard and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail and extractor fan.

Outside

To the front of the property is a tarmacadam driveway leading to the timber gate to rear garden, gravel area with bordered detail and a paved pathway to the entrance door. The rear garden features a paved patio seating area, artificial lawn area with gravel borders and raised timber flower beds with a range of plants and shrubbery; palisaded by timber fencing.

\*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information: The gas combination boiler is located in the kitchen, it is two years old and was last serviced in December 2024, but it due to be serviced in 2025. The property has a shared driveway.