

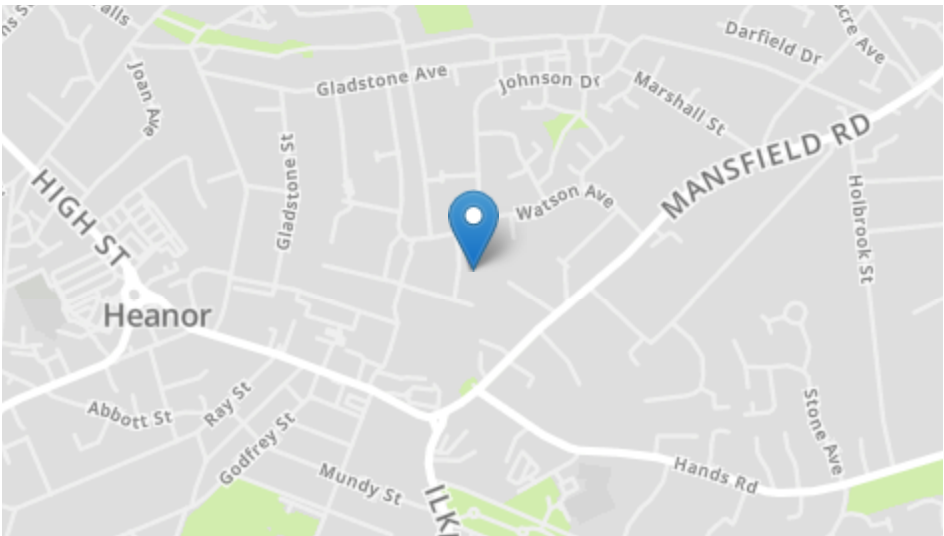
Stoddard Drive, Heanor, DE75 7ST

Offers Over £230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 - 29568286

Our Seller says....

- Detached Family Home
- Three Bedrooms
- Spacious Lounge
- Fitted Dining Kitchen
- Three Piece Bathroom Suite
- Generous Enclosed Rear Garden
- Driveway & Garage
- No Upward Chain
- Close To Amenities
- Great Road & Transport Links

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.



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

0115 938 5577
8am-8pm - 7days



*** STOP BY STODDARD DRIVE AND TAKE A LOOK! *** NO CHAIN *** This charming 3 bedroom detached family home is ready to move into and enjoy and is located in a popular area with easy access to Heanor and Langley Mill. Boasting deceptively spacious living accommodation with a kitchen/diner, living room, integrated garage, 3 bedrooms and a family bathroom and occupying a generous plot with ample parking and a private garden to rear. Stoddard Drive is great for families within easy reach of many amenities such as, shops, schools, public transport and great road links nearby! Call us today to book your viewing.

Ground Floor

Entrance Hall

UPVC entrance door, radiator, and doors to lounge and dining kitchen.

Lounge

4.92m x 4.13m (16' 2" x 13' 7") Stairs to first floor, French patio door to rear garden and radiator.

Dining Kitchen

5.92m x 2.44m (19' 5" x 8' 0") A range of wall and base units with work surfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven and electric hob with extractor fan over. UPVC double glazed window to the front and radiator.

First Floor

First Floor Landing

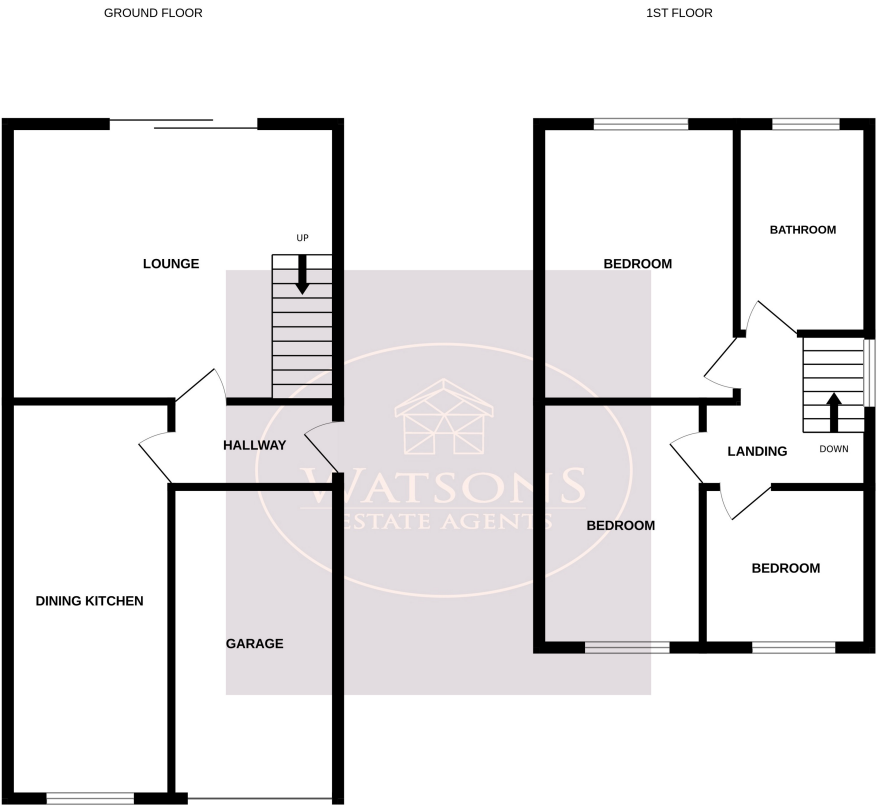
UPVC double glazed window to the side, access to attic and doors to bedrooms and bathroom.

Bedroom 1

4.15m x 2.97m (13' 7" x 9' 9") UPVC double glazed window to the rear with views and radiator.

Bedroom 2

3.68m x 2.41m (12' 1" x 7' 11") UPVC double glazed window to the front and radiator.



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.
Made with Metropix 02/25

Bedroom 3

2.54m x 2.37m (8' 4" x 7' 9") UPVC double glazed window to the front and radiator.

Bathroom

White three piece suite comprising wc, a hand wash basin and panel bath with mains fed cubicle shower. Obscured uPVC double glazed window to the rear, chrome heated towel rail and extractor fan.

Garage

Single garage with up and over doors and door to the side.

Outside

To the front of the property is a paved driveway with gravel border to the side, giving access to the garage and a timber gate to the side giving access to the rear garden. The rear garden features a patio area, turfed lawn with a range of well established trees, plants and shrubbery, the garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the garage it is roughly thirteen years old and was last serviced in December 2024.