

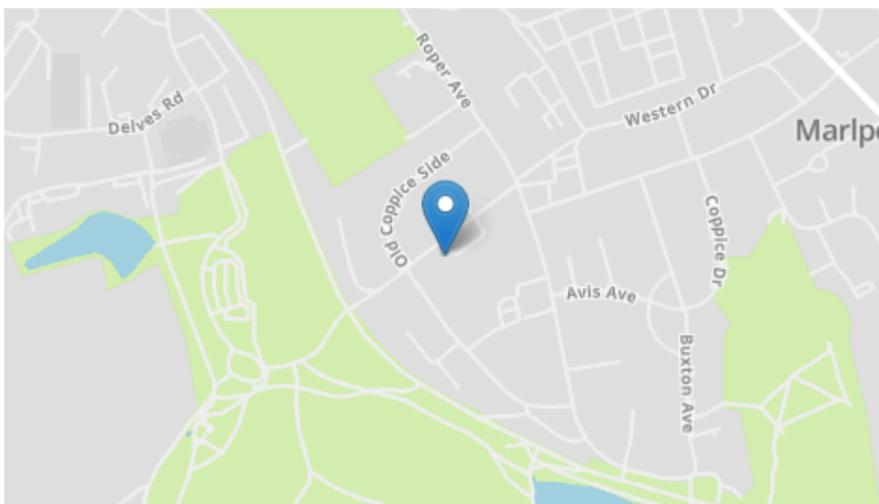
Thorpe Hill Drive, Heanor, DE75 7DN

£240,000



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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	71	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Family Home
- Three Good Size Bedrooms
- Open Plan Dining Kitchen
- Lounge
- Three Piece Family Bathroom
- Enclosed Generous Rear Garden
- Spacious Driveway & Detached Garage
- Cul De Sac Position
- Walking Distance To Shipley Country Park
- Great Road & Transport Links

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 - 30094275

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



*** A FANTASTIC FAMILY FIND ON THORPE HILL DRIVE *** Situated in a cul de sac position, this semi-detached family home offers spacious and well-planned accommodation, ideal for growing families looking for a property in a convenient yet peaceful location. The property is within walking distance of Shipley Country Park and benefits from great road and transport links, as well as being close to a range of local amenities. The accommodation comprises a welcoming entrance hallway leading to a comfortable lounge with bay window to the front, while to the rear is a spacious open plan dining kitchen fitted with a range of units, integrated appliances and breakfast bar, providing an excellent space for both everyday living and entertaining. French doors open onto the rear garden allowing plenty of natural light, and there is also useful understairs storage and access to the side porch. To the first floor there are three good size bedrooms along with a family bathroom fitted with a three-piece suite including bath with shower over, offering practical living space for the whole family. Externally, the property enjoys a generous enclosed rear garden featuring patio and decked seating areas, lawn, raised flower beds and additional space for storage, creating a fantastic outdoor area for families and entertaining. To the front there is a spacious driveway providing ample off-road parking along with a detached garage, accessed via double gates, and a neat lawned frontage. Offering excellent space, a great garden and a sought-after location close to countryside walks and transport links, this lovely home is a superb opportunity for buyers looking for their next family move. Contact our team today to arrange your viewing. 0115 938 5577 (Option 2)

Ground Floor

Porch

UPVC entrance door, uPVC double glazed windows to the front and side, and door to the entrance hall.

Entrance Hall

UPVC double glazed window to the side, stairs to first floor, and doors to lounge and kitchen.

Lounge

4.32m x 3.48m (14' 2" x 11' 5") UPVC double glazed bay window to the front, tiled flooring, and radiator.

Dining Kitchen

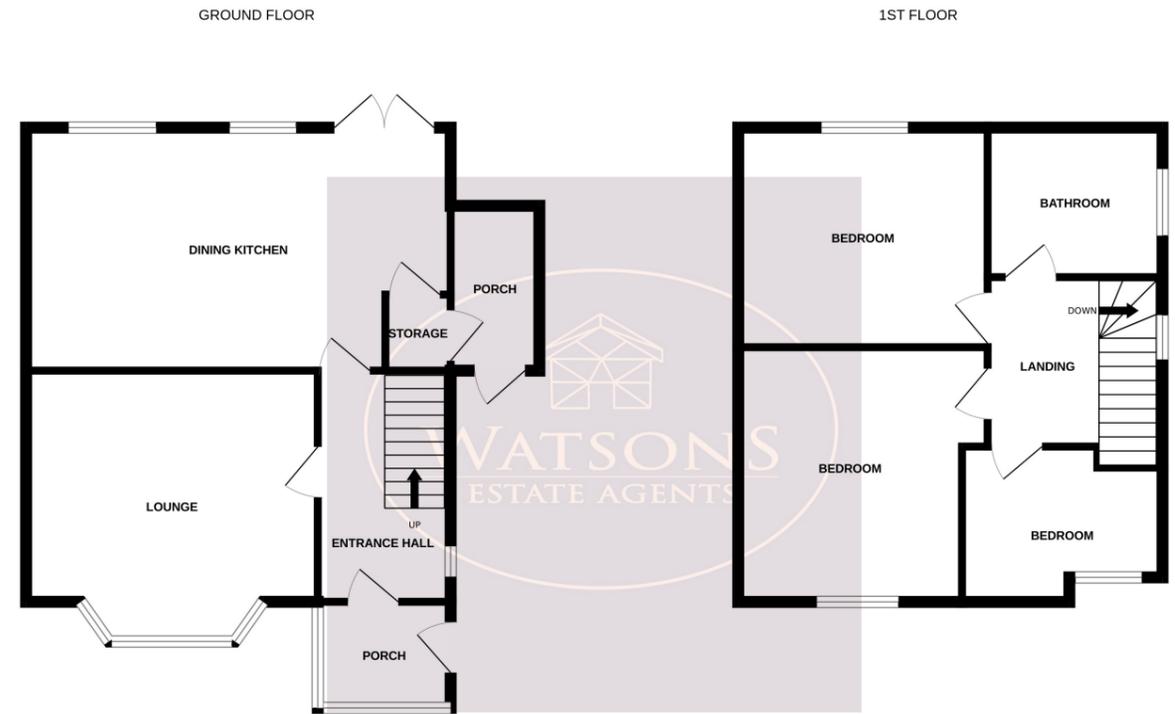
6.58m x 3.66m (21' 7" x 12' 0") A range of wall and base units with work surfaces incorporating an inset ceramic sink & drainer unit. Integrated appliances including range cooker and dishwasher, breakfast bar with further storage under, tiled flooring, partially tiled walls, ceiling spotlights, two uPVC double glazed windows to the rear, radiator, understairs storage with door leading to side porch and French doors to the rear garden.

Side Porch

First Floor

First Floor Landing

UPVC double glazed window to the side, storage cupboard housing combination boiler and doors to all bedrooms and bathroom.



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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Bedroom 1

3.48m x 3.45m (11' 5" x 11' 4") UPVC double glazed window to the front and radiator.

Bedroom 2

3.78m x 3.05m (12' 5" x 10' 0") UPVC double glazed window to the rear, and radiator.

Bedroom 3

2.97m x 2.06m (9' 9" x 6' 9") UPVC double glazed window to the front and radiator.

Bathroom

White three piece suite comprising wc, vanity sink and panel bath with electric fed shower over. Obscured uPVC double glazed window to the side, storage cupboard, vinyl flooring, ceiling spotlights and radiator.

Outside

To the front of the property is double wrought iron gates giving access to the large driveway and garage, to the side is a turfed lawn, with well established plants and shrubbery, as well as access to the entrance door. To the rear is a paved patio seating area, decked area with stone steps down to the turfed lawn area, raised timber flower beds, timber shed, gravel area and greenhouse, 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 upstairs, it is seven years old, and was last serviced in October 2025. The property has been rewired.