



Fall Road  
Heanor  
Derbyshire  
DE75

Offers in Excess of £335,000

bettermove

## Fall Road Heanor

A Unique Four-Bedroom Detached Bungalow with Exceptional Development Potential – Available with No Forward Chain.

Positioned on a substantial plot in the heart of Heanor, this impressive four-bedroom detached bungalow presents a rare opportunity for buyers seeking generous living space, versatile accommodation, and exceptional development potential – all offered with no forward chain.

From the moment you arrive, the property makes a striking impression with its in and out driveway, providing easy access and ample off-road parking. Set back from the road the home enjoys both privacy and curb appeal. Step inside and you're welcomed into a spacious and versatile layout ideally suited to growing families, multi-generational living, or buyers looking to reimagine and enhance the existing footprint.

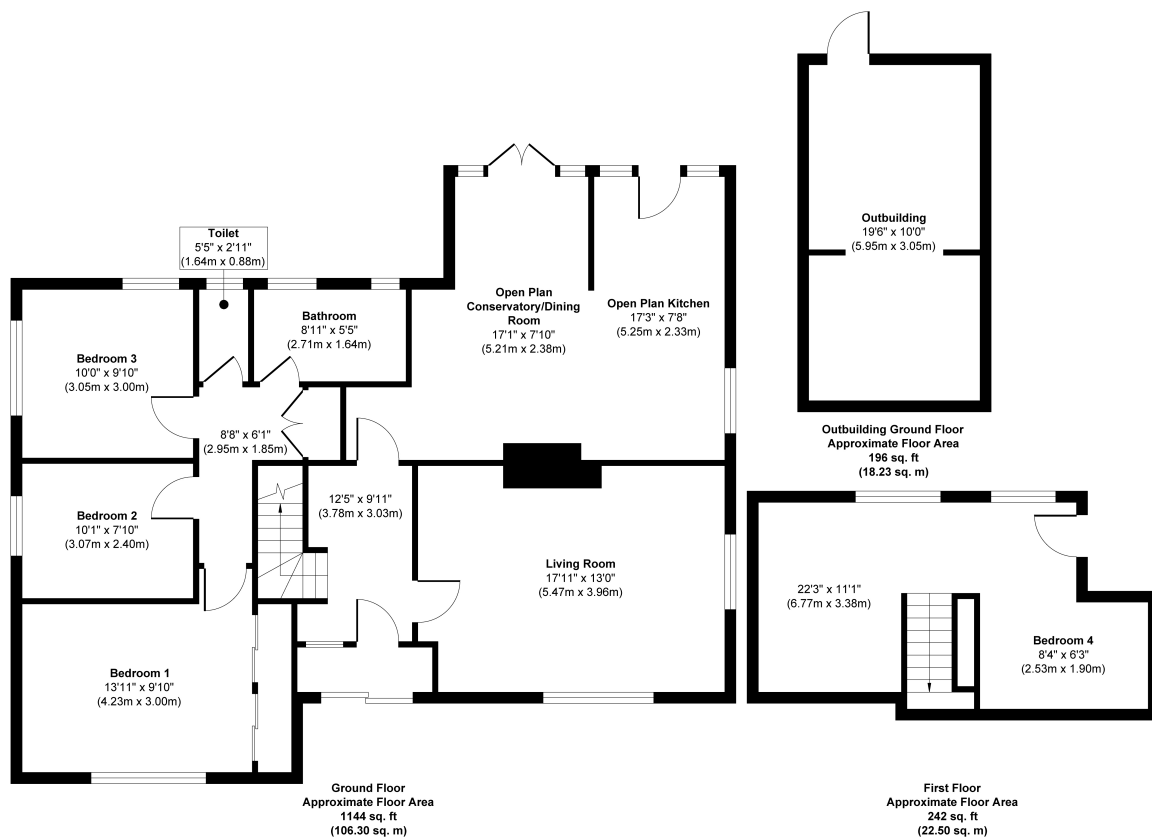
**Ground Floor Accommodation:** A large, bright living room offers the ideal space for family gatherings or relaxed evenings in front of the TV. The well-proportioned kitchen/diner is fitted with ample storage and worktop space, making it perfect for cooking and entertaining alike. Three ground floor bedrooms provide flexibility for use as sleeping accommodation, guest rooms, or home offices. A modern family bathroom serves the ground floor. To the rear, a delightful sun room adds extra living space and provides views over the rear garden – ideal as a reading nook, garden room, or play area. First Floor: The entire upper floor is dedicated to a spacious master bedroom, creating a quiet retreat with scope to add an en-suite (subject to the necessary permissions).

**Exterior and Outbuildings:** The true potential of this property lies in its extensive grounds and outbuildings, making it ideal for those with development aspirations, hobbies, or home business needs: A large, private rear garden, perfect for entertaining, gardening, or simply enjoying the outdoors in peace. A small paddock area offers opportunities for animal lovers or those considering self-sufficiency. Multiple outbuildings, including summer houses, a storage container unit, and a home office, offer huge scope for development, storage, or remote working. A separate utility room provides additional functionality.

**Development Opportunity:** With such an expansive plot and versatile outbuildings, 20 Fall Road holds huge potential for further development (STPP) – whether you're looking to extend, reconfigure, or even build additional structures. This is an ideal proposition for investors, developers, or buyers seeking a home that can evolve with their needs.







**Approx. Gross Internal Floor Area 1582 sq. ft / 147.03 sq. m (Including Outbuilding)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)