

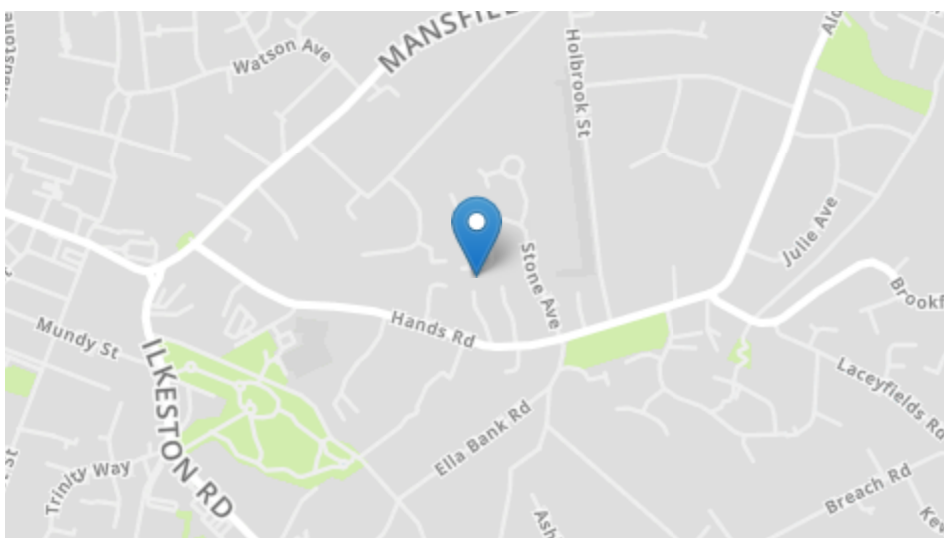
Newton Drive, Heanor, DE75 7TQ

£180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		99
(81-91)	B	84	
(69-80)	C		
(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	



- Modern Town House
- 2 Bedrooms
- Fitted Dining Kitchen
- Lounge
- Downstairs WC & Family Bathroom
- Driveway
- Walking Distance to Heanor Town Centre
- Cul De Sac Location

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 - 27649129

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



*** FABULOUS FIRST TIME BUYERS HOME *** This lovely 2 bedroom semi modern home is situated on a private and sought after development of modern homes and boasts well presented accommodation. Viewing is HIGHLY ADVISED. In brief, the accommodation comprises: entrance hallway, downstairs WC, spacious living room leading to a modern contemporary styled kitchen dining room, two bedrooms with fitted wardrobes to the principle bedroom and a modern fitted bathroom. Outside benefits from private off-road parking and a low maintenance rear garden great for entertaining. We would highly recommend an early internal inspection of this fabulous home as we expect demand to be high due to the rarity of properties on this development being offered for sale. Call our sales team now to arrange your viewing.

Ground Floor

Entrance Hall

Composite entrance door and uPVC double glazed window to the front, doors to the lounge and downstairs WC.

WC

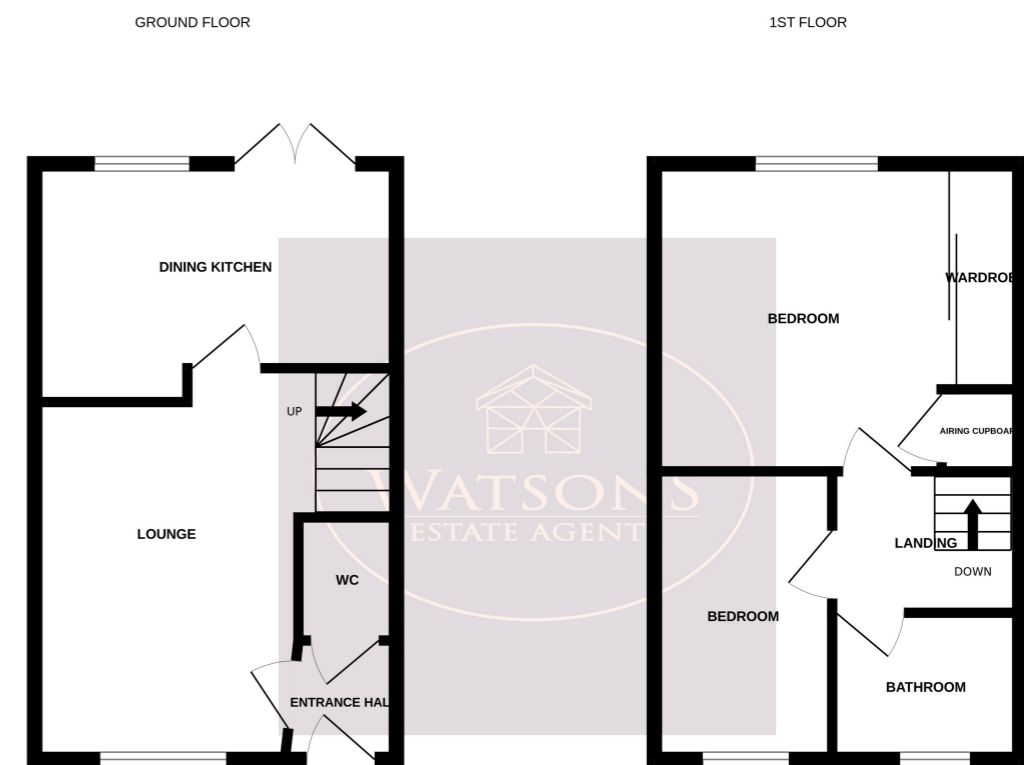
WC, pedestal sink, radiator and extractor fan.

Lounge

4.1m x 2.91m (13' 5" x 9' 7") UPVC double glazed window to the front, radiator, door to the kitchen and stairs to the first floor.

Dining Kitchen

4.04m x 2.76m (13' 3" x 9' 1") A range of high gloss matching wall & base units with work surfaces incorporating an inset 1.5 bowl stainless steel sink & drainer unit, gas hob with extractor over, integrated electric oven, space for fridge freezer, plumbing for washing machine, radiator, wall mounted combination boiler, uPVC double glazed window to the rear and French doors leading to the rear garden.



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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First Floor

Landing

Radiator, access to the attic, doors to both bedrooms and the bathroom.

Bedroom 1

3.46m x 3.23m (11' 4" x 10' 7") UPVC double glazed window to the rear, radiator, fitted wardrobe and storage cupboard with sliding door .

Bedroom 2

3.67m x 2.07m (12' 0" x 6' 9") UPVC double glazed window to the side and radiator.

Bathroom

White 3 piece suite comprising of WC, pedestal sink and paneled bath with mains shower over. Obscured uPVC double glazed window to the front, chrome heated towel rail, spotlights and extractor fan.

Outside

To the front of the property is a brick paved driveway and flower bed boarder with a range of plants & shrubs. The rear garden is enclosed by timber fences and comprises of a paved patio area, turfed lawn, and stairs leading to a decking area.