

Mansfield Road, Heanor, Derbyshire, DE75 7AQ

£260,000



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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 - 29008378



- Structurally Detached Family Home
- 3/4 Bedrooms
- Spacious Lounge
- Open Plan Dining Kitchen & Family Area
- Utility Room & Study/4th Bedroom
- Ground Floor Shower Room & 1st Floor Family Bathroom
- Low Maintenance Rear Garden
- Beautifully Presented Throughout

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.



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

0115 938 5577
8am-8pm - 7days



*** WHATS BEHIND THE FRONT DOOR WILL BLOW YOUR MIND! *** You absolutely have to step foot over the threshold of this stunning property to be amazed by the sheer amount of space, style and comfort that his home has to offer! Boasting spacious, light, airy and modern accommodation and a large rear extension which was previously utilised as a self-contained ANNEX. Property features include; spacious lounge with log burner, large dining kitchen/ family living space with a comprehensive range of integrated appliances and bi-fold doors opening to the rear garden, utility room, downstairs shower room and a ground floor bedroom/study. To the first floor you will find 3 bedrooms and a re furbished family bathroom. Outside there is a front garden (which could be converted to provide off road parking, subject to necessary planning permissions) and private rear garden with access to off-road parking at the rear. Only an internal viewing will fully do so call our team today to book your viewing!

Ground Floor

Lounge

5.12m x 3.36m (16' 10" x 11' 0") UPVC double glazed bay window and entrance door to the front. Feature fireplace with inset multi fuel burner, radiator and laminate wood flooring and door to the lobby.

Lobby

Stairs to the first floor and door to the breakfast kitchen.

Breakfast Kitchen

8.03m x 3.82m (26' 4" x 12' 6") A range of matching wall & base units with quartz worksurface incorporating an inset sink with flexi tap over. Integrated appliances including fridge freezer, dishwasher, microwave, electric oven and induction hob. Breakfast bar, ceiling spotlights, vertical radiator and Karndeian wood effect flooring with underfloor heating. Open to the dining/family room.

Dining/Family Room

4.39m x 4.37m (14' 5" x 14' 4") Karndeian wood effect flooring with underfloor heating, ceiling spotlights and ceiling lantern. UPVC double glazed BiFold doors to the rear garden, doors to the utility and store room, open to the rear lobby.

Utility

2.88m x 1.64m (9' 5" x 5' 5") A range of matching wall & base units with worksurface over. Plumbing for washing machine, Karndeian wood effect flooring, ceiling spotlights and extractor fan.

Rear Lobby

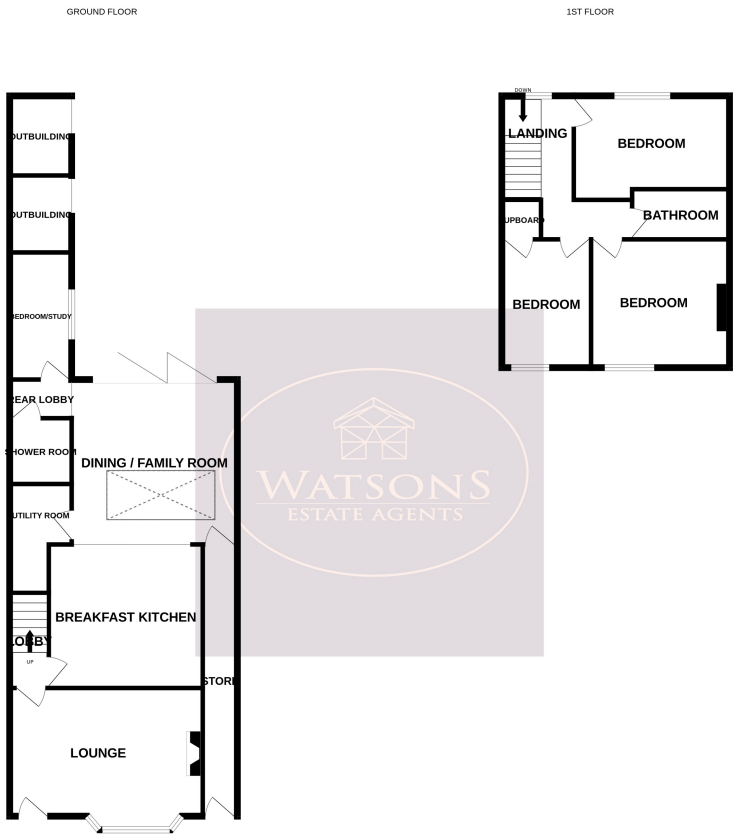
Doors to the shower room and study/bedroom 4.

Shower Room

White 3 piece suite comprising wc, pedestal sink and corner shower cubicle with mains fed shower over. Fully tiled walls, Karndeian wood effect flooring with underfloor heating, ceiling spotlights and extractor fan.

Study/Bedroom 4

3.34m x 1.65m (10' 11" x 5' 5") UPVC double glazed window to the side. Karndeian wood effect flooring with underfloor heating and ceiling spotlights.



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 for any prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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First Floor

Landing

UPVC double glazed window to the rear, ceiling spotlights and access to the attic. Doors to all bedrooms and the bathroom.

Bedroom 1

4.08m x 3.66m (13' 5" x 12' 0") UPVC double glazed window to rear, vertical radiator and laminate wood flooring.

Bedroom 2

3.66m x 3.36m (12' 0" x 11' 0") UPVC double glazed window to the front, vertical radiator and laminate wood flooring.

Bedroom 3

3.35m x 2.39m (11' 0" x 7' 10") UPVC double glazed window to the front, built in storage cupboard, vertical radiator, ceiling spotlights and laminate wood flooring.

Bathroom

White 3 piece suite comprising WC, vanity sink unit and roll top bath with shower attachment. Laminate wood flooring, fully tiled walls extractor fan and ceiling lighting.

Outside

The front of the property is palisaded by brick wall with paved path leading to the front door and gravel flower bed. The rear garden is enclosed by timber fencing to the perimeter with gated access to the rear, leading to off road parking. The landscaped rear garden comprises paved patio seating area, flower bed borders with a range of plants, shrubs and trees, two brick built outbuildings and timber built summer house fitted with power and lighting.