

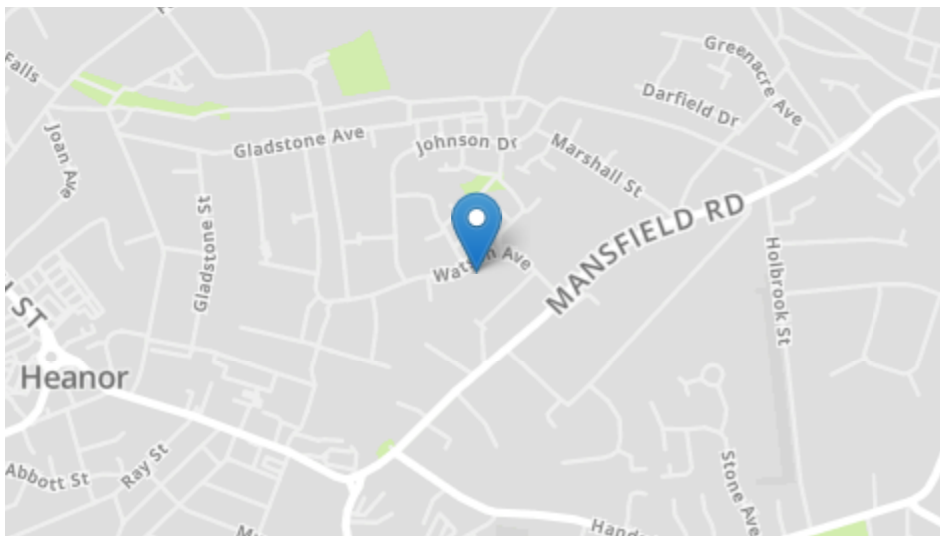
Watson Avenue, Heanor, DE75 7AR

Guide Price £375,000

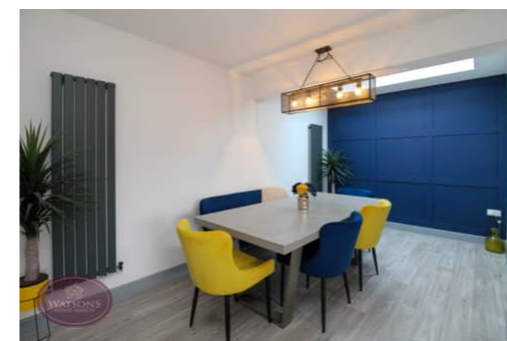


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	87
		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 - 26076021

- Substantial Detached Family Home
- 5 Bedrooms
- 2 Reception Rooms
- Open Plan Breakfast Kitchen & Dining Area
- Family Bathroom, En Suite & Downstairs WC
- Driveway & Garage
- Corner Plot
- Deceptively Spacious
- Viewing A Must!

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



*** GUIDE PRICE £375,000 - £400,000 *** A HOME WITH A DIFFERENCE *** Beautifully presented throughout, this spacious and versatile family home simply MUST BE VIEWED to be appreciated. Families will particularly appreciate the arrangement of the open plan dining kitchen and lounge area, whilst the plot also gives good private space for the kids to enjoy the summer months. With the added benefit of having easy access to a wide range of amenities and transport links, this really is a fantastic family option. In brief, the accommodation comprises: entrance hallway to kitchen which leads to dining room and family, primary bedroom with en suite, bedroom 2, lounge, downstairs wc, upstairs landing to bedrooms 3, 4 & 5, as well as the family bathroom. Outside, there is good off street parking available with a generous driveway to the side where there is also a garage. To the other side is a well maintained lawned garden. Call our sales team (8am-8pm, 7 days) to arrange your viewing.

Ground Floor

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, wooden flooring, 2 radiators and doors to the primary bedroom, bedroom 4, WC, dining kitchen & lounge.

WC

WC, vanity sink unit, tiled flooring and extractor fan.

Lounge

4.85m x 3.75m (15' 11" x 12' 4") 2 velux windows, radiator, wooden flooring, corner multi fuel burner and uPVC double glazed French doors leading to the garden.

Open Plan Kitchen & Dining Area

Dining Area - 4.63m x 2.64m (15' 2" x 8' 8") Kitchen Area - 3.98m x 4.87m (13' 1" x 16' 0") A range of grey matching wall & base units with copper inserts, Miro stone & Italian concrete work tops with inset sink & drainer unit and copper splashbacks. Integrated appliances to include: electric oven, dishwasher, central island with inset hob with cylindrical extractor over. Wiring and plumbing for an American style fridge freezer. Breakfast bar, 2 radiators, luxury vinyl flooring, storage cupboard, panelled feature wall, UPVC double glazed window to the front and access to the utility room & family room.

Utility Room

A range of matching wall & base units, work surfaces incorporating a sink & drainer unit, Plumbing for washing machine and tumble dryer. Wall mounted gas boiler, luxury vinyl flooring and door to the side.

Family Room

4.27m x 3.72m (14' 0" x 12' 2") UPVC double glazed window to the front, radiator, fitted window seating.

Primary Bedroom

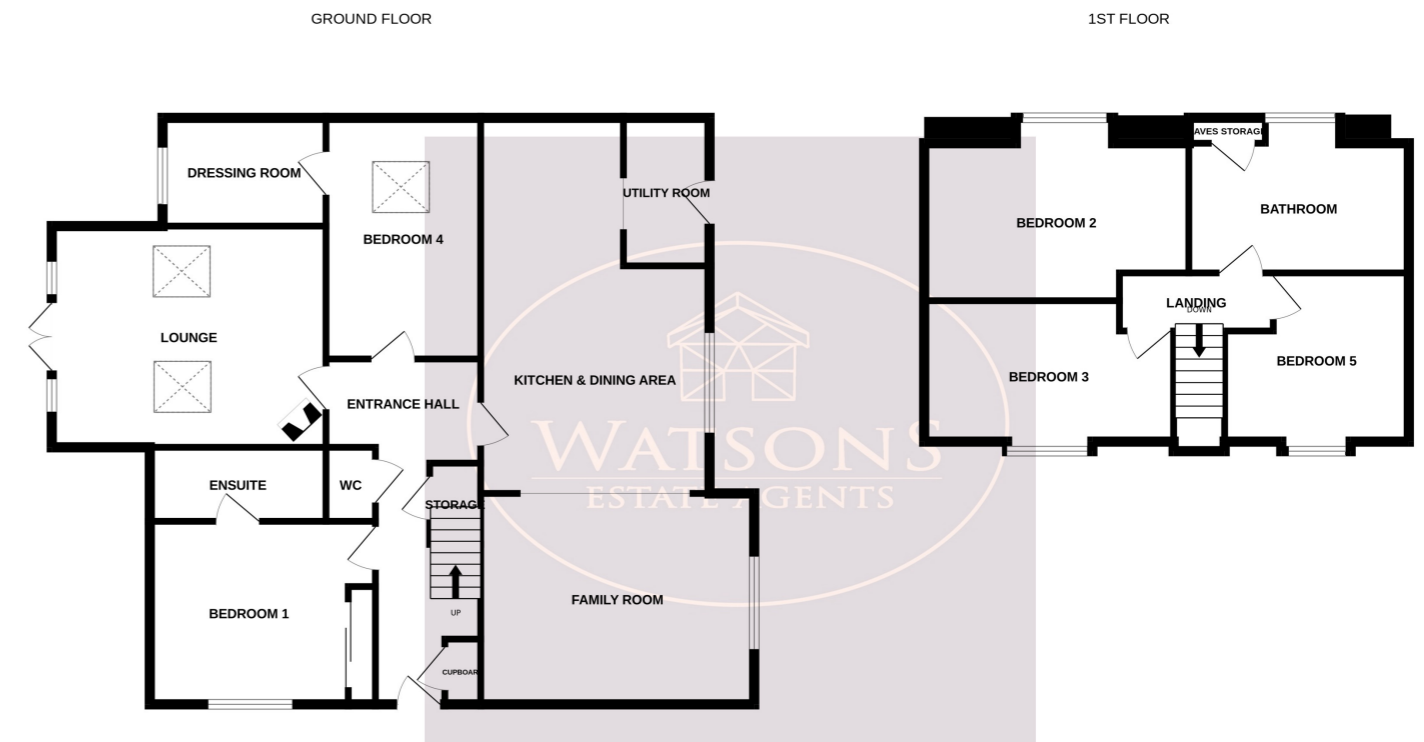
3.96m x 3.38m (13' 0" x 11' 1") UPVC double glazed window to the side, radiator, fitted wardrobes and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and double shower cubicle. Tiled flooring, heated towel rail, extractor fan and ceiling spotlights.

Bedroom 4

4.64m x 2.55m (15' 3" x 8' 4") Skylight, radiator, slatted feature wall, radiator and door to the dressing room.



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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Dressing Room

2.83m x 1.91m (9' 3" x 6' 3") UPVC double glazed window to the rear and radiator.

First Floor

Landing

Doors to bedrooms 2,3,5 and family bathroom..

Bedroom 2

4.71m x 3.4m (15' 5" x 11' 2") UPVC double glazed window to then side and radiator.

Bedroom 3

4.73m x 3.26m (15' 6" x 10' 8") UPVC double glazed window to the side and radiator.

Bedroom 5

3.77m x 2.88m (12' 4" x 9' 5") UPVC double glazed window to the side, radiator and access to the attic.

Family Bathroom

3.88m x 2.89m (12' 9" x 9' 6") 5 piece suite in white comprising WC, twin vanity sink units, bath and double shower cubicle. Tiled flooring, access to the attic and window to the rear.

Outside

The property sits on a generous corner plot which all of which can not be seen from the front elevation. To the front of the property a driveway provides ample off road parking and leads to a single garage store which is boarded, has laminate flooring, light, power and door to the side. The garden offers a good level of privacy and comprise a paved patio seating area, uncovered pergola, astro turfed play area, lawn and timber storage sheds. The garden is enclosed by timber fencing to the perimeter.