

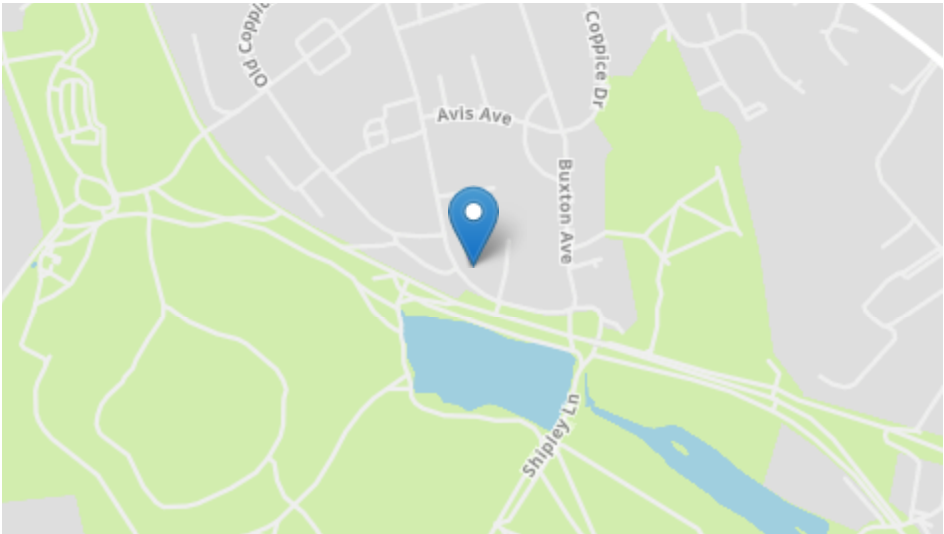
Roper Avenue, Heanor, DE75 7DB

£230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	71	
(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
- 3 Bedrooms
- Dining Lounge
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Good Roads & Close To Transport Links
- Close to Shipley Country Park
- Off Road Park & Garage

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 - 29085611

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



*** OFFERS OVER £230,000 *** ON THE DOORSTEP OF SHIPLEY COUNTRY PARK! *** This fabulous 3 bedroom semi detached family home is only a stones throw from Shipley Country Park and is perfect for families with dogs, have a passion for exercise or just simply love a relaxed stroll in the park. Boasting light and airy, spacious living accommodation comprising an entrance hallway, lounge/dining room with a log burning stove, fitted modern kitchen with a range of integrated appliances, 3 generous bedrooms with a family bathroom. Outside are spacious front and rear gardens with a detached garage/workshop and a private driveway. We are sure that the first people to view will buy! So call us today to book your viewing.

Ground Floor

Entrance Hall

UPVC entrance door, stairs to the first floor including under stairs storage, laminate wood flooring and radiator.

Lounge

5.95m x 3.64m (19' 6" x 11' 11") UPVC double glazed window to the front, feature fire place with room for multi fuel burner, laminate wood flooring, radiator and French door to rear garden and garage.

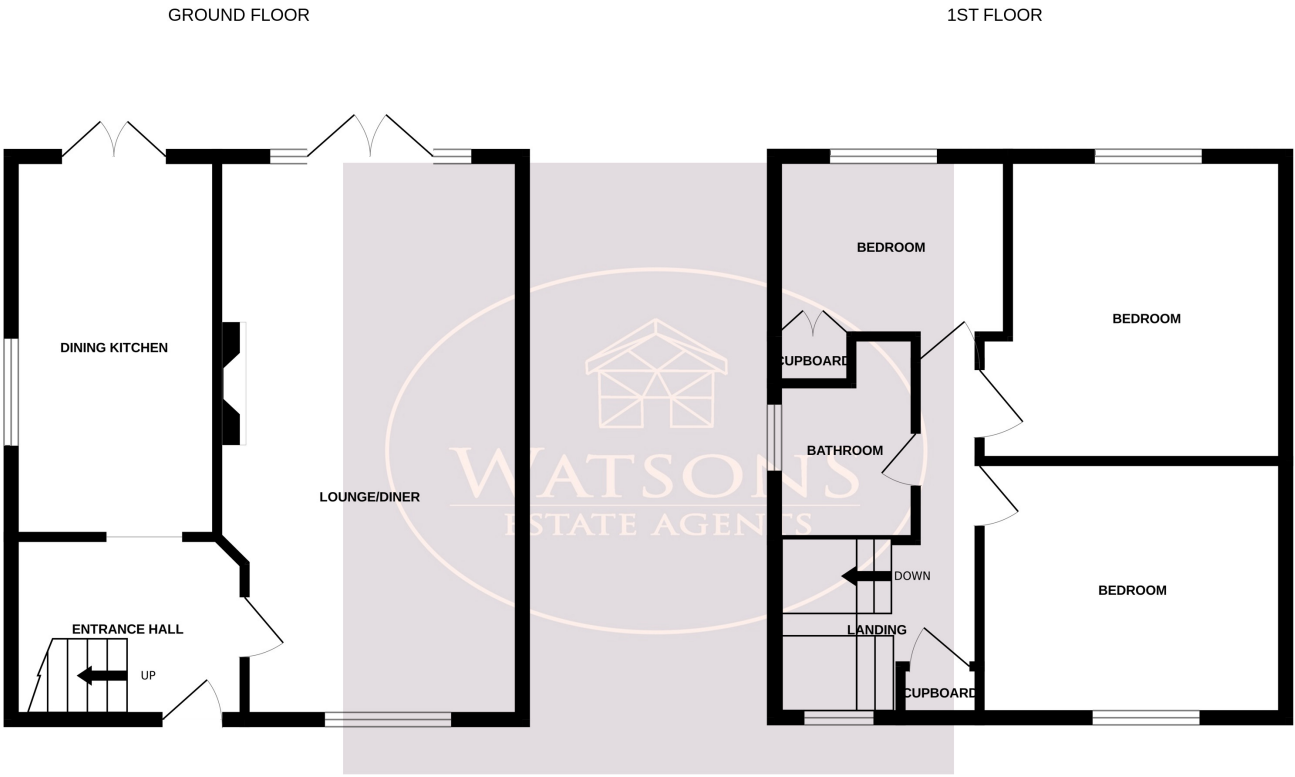
Dining Kitchen

4.46m x 3.02m (14' 8" x 9' 11") A range of wall and base units with wood effect work surfaces incorporating stainless steel sink & drainer unit. Integrated appliances including waist height double oven, 5 ring gas hob with extractor fan over, fridge freezer, washing machine and dishwasher. UPVC double glazed window to the side, ceiling spotlights, radiator, and French doors leading to rear garden and garage.

First Floor

Landing

UPVC double glazed window to the front, storage cupboard 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

4.03m x 3.04m (13' 3" x 10' 0") UPVC double glazed window to the front and radiator.

Bedroom 2

4.02m x 3.04m (13' 2" x 10' 0") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.02m x 2.42m (9' 11" x 7' 11") UPVC double glazed window to the rear, airing cupboard housing combination boiler and radiator.

Bathroom

White 3 piece suite comprising wc, vanity sink, panel bath with mains fed shower head over. Chrome heated towel rail, tiled walls and floorings, and obscured uPVC double glazed window to the side.

Garage

Detached single garage fitted with power, and up and over doors.

Outside

To the front of the property is a paved parking area leading towards the garage, a turfed lawn and enclosed by timber fencing. The rear garden features a turfed lawn with a with a paved path leading to a raised decking seating area and timber shed, enclosed by timber fencing.