

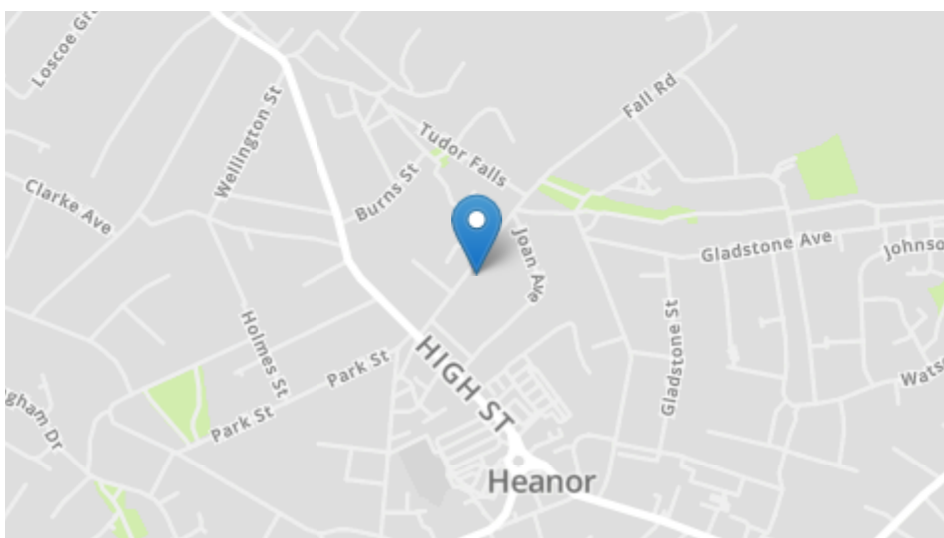
2 Raven Court, Midland Road, Heanor, DE75 7PN

Guide Price £280,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	79	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- En Suite To Primary Bedroom
- Driveway & Garage
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Popular Residential 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 - 26791029

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 £270,000 - £280,000 *** ** TICK THOSE FAMILY HOME BOXES ** Located on a private drive off Midland Road, this detached family home has a little more than meets the eye. The accommodation comprises in brief; entrance hall, WC, lounge with French doors to the rear garden, dining room, kitchen fitted with high gloss units and a separate utility room. On the first floor, the landing leads to the family bathroom and four bedrooms, with bedroom 1 having an en suite shower room. Outside, the private rear garden comprises of a decking area and turfed lawn, enclosed by timber fencing, whilst to the front of the property, a driveway provides off road parking and leads to a single integral garage. For more information, or to book your viewing, call our team.

Ground Floor

Storm Porch

Side door to the garage and composite door to the entrance hall.

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator and doors to the lounge, kitchen, dining room and WC.

WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the side.

Lounge

5.21m x 3.49m (17' 1" x 11' 5") UPVC double glazed sliding patio doors leading to the rear garden and radiator.

Dining Room

3.35m x 2.46m (11' 0" x 8' 1") UPVC double glazed window to the front and radiator.

Kitchen

3.54m x 3.45m (11' 7" x 11' 4") A range of matching wall & base units, work surfaces incorporating a ceramic sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and dishwasher. UPVC double glazed window to the rear, ceiling spotlights, radiator and door to the utility room.

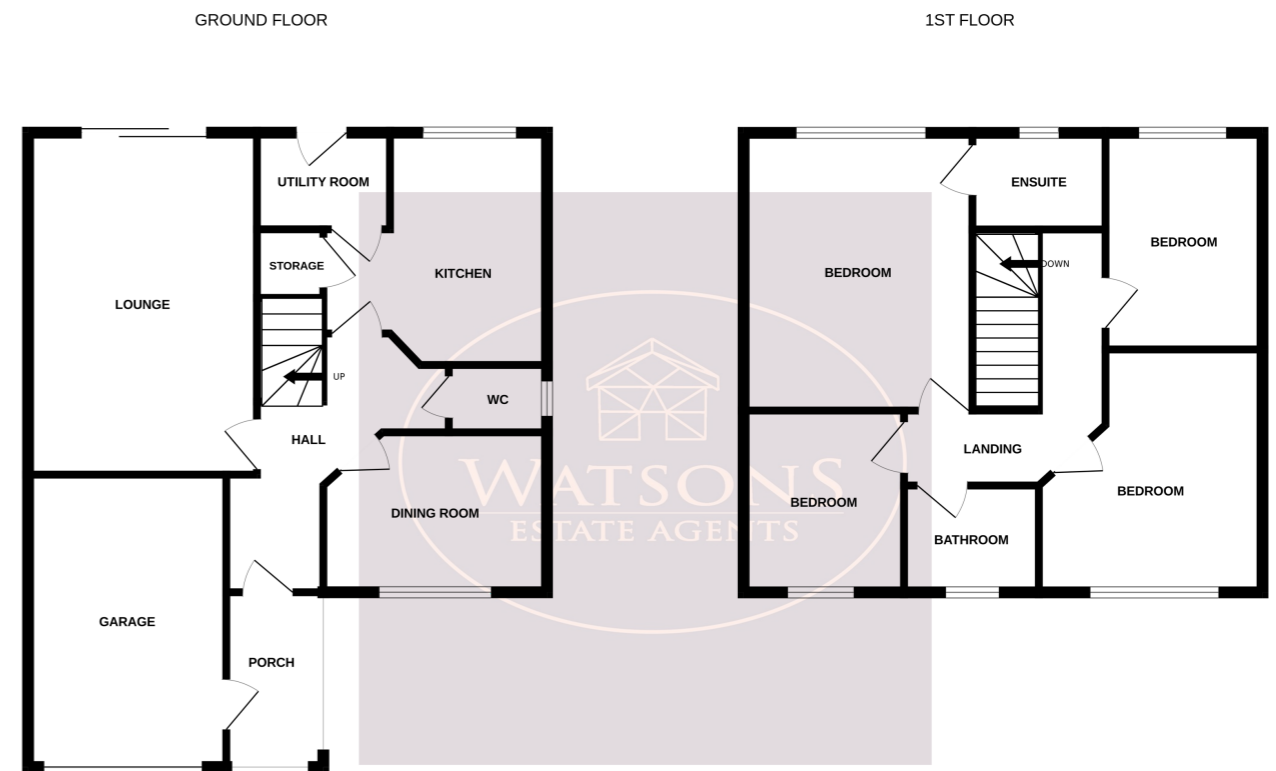
Utility Room

A range of matching wall & base units, plumbing for washing machine and dryer, radiator, uPVC double glazed window to the rear and door leading to the rear garden.

First Floor

Landing

Airing cupboard housing the combination boiler 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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Primary Bedroom

4.16m x 3.53m (13' 8" x 11' 7") UPVC double glazed window to the rear and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Extractor fan, radiator, ceiling spotlights and obscured uPVC double glazed window to the rear.

Bedroom 2

3.63m x 3.22m (11' 11" x 10' 7") UPVC double glazed window to the front and radiator.

Bedroom 3

3.33m x 2.48m (10' 11" x 8' 2") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.81m x 2.25m (9' 3" x 7' 5") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Ceiling spotlights, radiator and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a gravel and brick paved driveway providing ample off road parking and leads to the integral garage with up & over door and power. The rear garden offers a good level of privacy and comprises a timber decking seating area, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.