

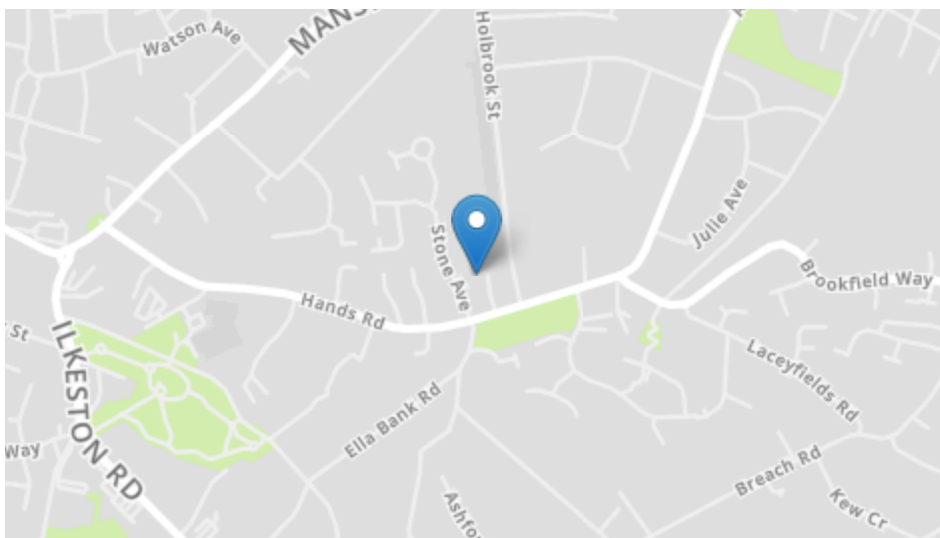
Butchers Way, Heanor, DE75 7WQ

Offers Over £220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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 - 28311275

Our Seller says....

- Three Storey Semi Detached House
- 3 Generous Bedrooms
- Spacious Lounge
- Fitted Dining Kitchen
- Downstairs WC, En Suite & Family Bathroom
- Driveway & Low Maintenance Rear Garden
- Favoured School Catchment
- Close to Amenities & Transport Links

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



**\*\*\* THREE STOREY LIVING \*\*\*** A fabulous three bedroom, three storey modern semi-detached family home, ideally located close to Heanor town centre, with an array of amenities and transport links on your doorstep. Briefly comprising; entrance hallway, downstairs wc, dining kitchen, lounge. To the first floor, two generous bedrooms and bathroom. To the second floor, a further double bedroom and en-suite. Outside, the property is located down a tucked away street with just a handful of properties, to the front is a driveway providing off road parking, whilst to the rear is a low maintenance garden with elevated views. Ideally positioned within easy reach of Heanor town centre, there are a range of shops including pubs and supermarkets. Nearby roads including the A38 and A610 provide access to Derby, Nottingham and the surrounding towns and villages. Contact Watsons to arrange your viewing.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, radiator, doors to the lounge, dining kitchen and wc, stairs to the first floor.

### Lounge

4.38m x 4.21m (14' 4" x 13' 10") UPVC double glazed window to the rear, radiator, laminate wood flooring and French doors to the rear garden.

### Kitchen

4.72m x 2.41m (15' 6" x 7' 11") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink and drainer unit. Integrated appliances including inset electric oven and 5 ring gas hob with extractor over. Plumbing for washing machine, space for fridge freezer, radiator, tiled flooring, ceiling spotlights and uPVC double glazed window to the front.

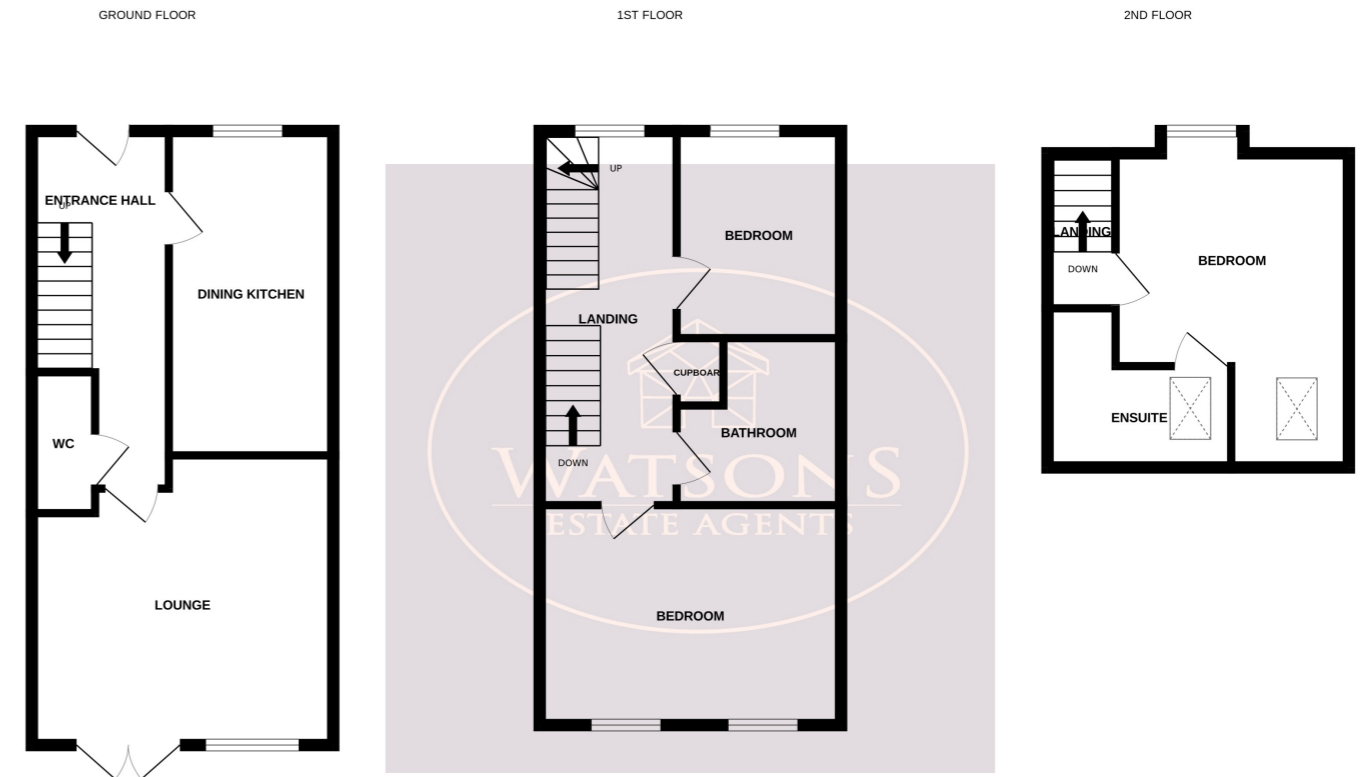
### WC

WC, pedestal sink, tiled floor and radiator.

## First Floor

### Landing

UPVC double glazed windows to the front and side, radiator, built in airing cupboard, doors to bedrooms 2, 3 and the 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 2

4.55m x 3.12m (14' 11" x 10' 3") Two uPVC double glazed windows to the rear and radiator.

### Bedroom 3

2.99m x 2.36m (9' 10" x 7' 9") UPVC double glazed window to the front and radiator.

### Bathroom

White 3 piece suite comprising; wc, pedestal sink and panelled bath with mains fed shower over. Chrome heated towel rail, partly tiled walls and ceiling spotlights.

## Second Floor

### Bedroom 1

4.23m x 3.45m (13' 11" x 11' 4") UPVC double glazed window to the front and Velux window to the rear, radiator and door to the en suite.

### En Suite

White 3 piece suite comprising; wc, pedestal sink and shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights and Velux window to the rear.

### Outside

The rear garden is enclosed by timber fencing with gated access to the side and comprises paved patio area and raised timber decking with open views to the rear.