

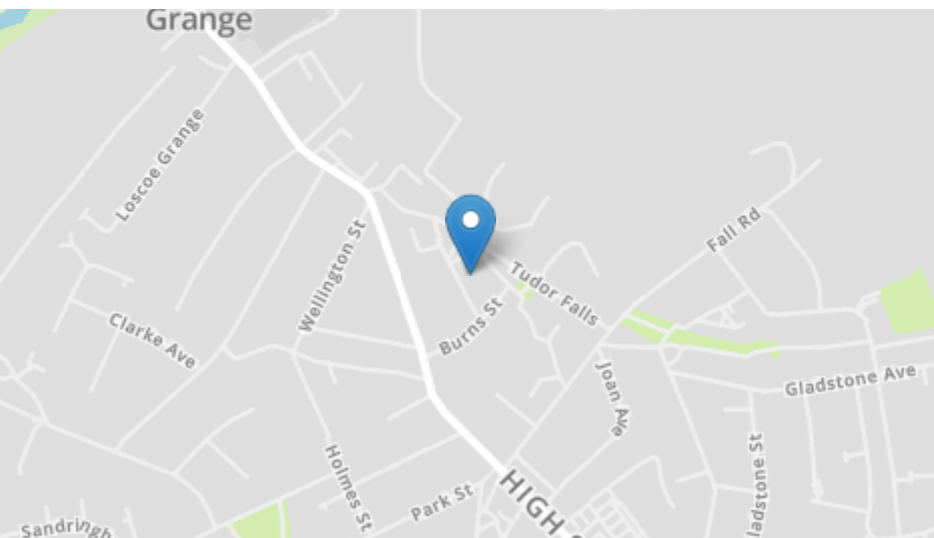
Carlyle Street, Heanor, DE75 7FZ

£235,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		63	83
England, Scotland & Wales		EU Directive 2002/91/EC	



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 Ref - 28025399

- Extended Detached Home
- 3 / 4 Bedrooms
- Fitted Dining Kitchen
- Spacious Lounge
- Modern Bathroom
- Driveway & Detached Garage
- Easy Access To Amenities
- Good Road & Transport Links

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.



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*** CHECK OUT THE EXTENDED DINING KITCHEN! *** Of this charming 3/4 bedroom detached family home! Occupying a cul-de-sac position this extended home provides flexible living accommodation with the potential for a ground floor bedroom if required and boasts a sunny SOUTH facing plot with ample private parking, detached garage and re-fitted modern bathroom and living kitchen dining room. Call us today to book your viewing!

Ground Floor

Entrance Hall

Composite entrance door to the side, radiator, tiled flooring, under stairs storage cupboard, doors to the bathroom, dining kitchen and lounge, stairs to the first floor.

Dining Kitchen

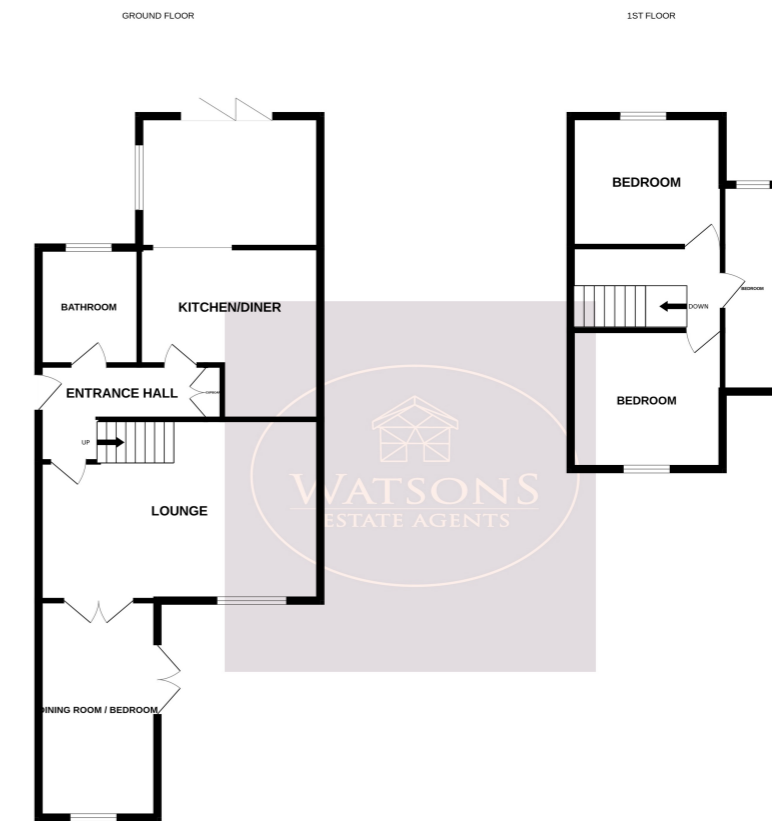
6.61m x 3.62m (21' 8" x 11' 11") A range of matching high gloss wall & base units with worksurfaces incorporating an inset sink and drainer unit. Integrated appliances including; waist height double electric oven, wine fridge and gas hob with extractor over. Ceiling spotlights, radiators, plumbing for washing machine and dishwasher, laminate wood flooring, roof lantern, uPVC double glazed window to the side and bifold doors to the rear.

Bathroom

White 3 piece suite comprising; concealed cistern wc, vanity sink unit and panelled bath with mains fed rainfall shower over. Fully tiled walls, tiled floor, ceiling spotlights, chrome heated towel rail, airing cupboard housing the combination boiler and obscured uPVC double glazed window to the rear.

Lounge

6.14m x 3.95m (20' 2" x 13' 0") UPVC double glazed window to the front, radiator, inglenook feature fireplace with stone surround, double doors to the dining room / bedroom.



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 misstatement. This plan is for illustration 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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Dining Room / Bedroom

4.76m x 2.59m (15' 7" x 8' 6") Flexible ground floor room that could be used as a bedroom. UPVC double glazed window to the front, radiator, double doors to the lounge, laminate wood flooring, uPVC double glazed French doors to the side.

First Floor

Bedroom 1

3.26m x 2.84m (10' 8" x 9' 4") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.06m x 2.63m (10' 0" x 8' 8") UPVC double glazed window to the front, fitted wardrobes, radiator.

Bedroom 3

4.49m x 1.33m (14' 9" x 4' 4") UPVC double glazed window to the side and radiator.

Outside

To the front of the property is a turfed lawn and driveway with parking for multiple vehicles, leading alongside to the detached garage which is fitted with power and electric up & over door. The rear west facing garden is enclosed by brick wall to the perimeter and comprises; paved patio and turfed lawn.