

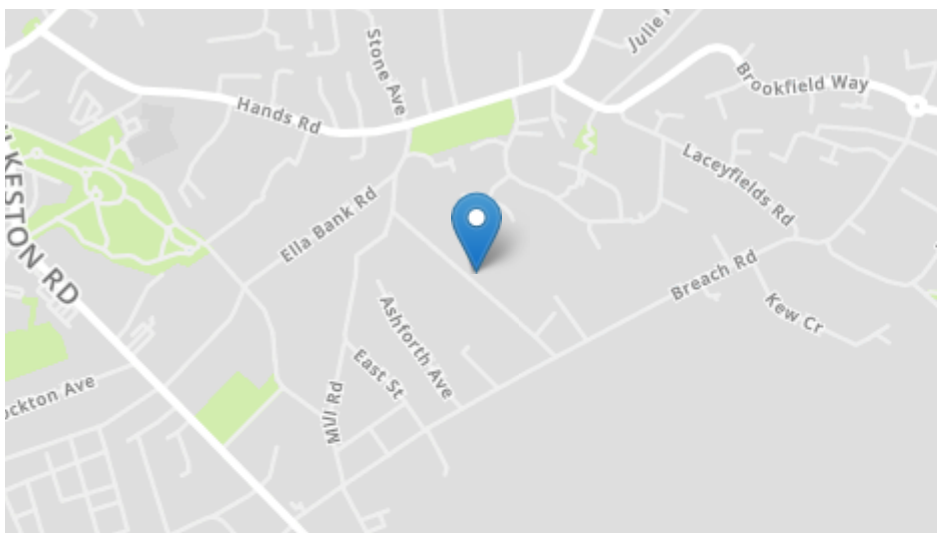
Claramount Road, Heanor, DE75 7HS

Offers Over £150,000



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want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

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[mail@watsons-residential.co.uk](mailto:mail@watsons-residential.co.uk)

Ref - 28796860



- End Terrace Home
- Lounge
- Fitted Dining Kitchen
- Utility & Downstairs Bathroom
- Generous Rear Garden
- Walking Distance to Schools & Amenities
- Close Proximity to Heanor Town Centre
- Excellent Road & Public Transport Links

Our Seller says....

40 Main Street, Kimberley, NG16 2LY  
[www.watsons-residential.co.uk](http://www.watsons-residential.co.uk)

0115 938 5577  
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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.







\*\*\* THE CLEAR CHOICE IS CLARAMOUNT \*\*\* You will be in no doubt which property you will want when you set foot through the door of this beautiful home. Boasting many fine features and being very well presented throughout the accommodation comprises a living room with log burner, dining kitchen, utility room, downstairs shower room and 3 bedrooms to the first floor. Private access is provided to a long private garden to the rear. Located in a desirable residential area close to many amenities, we are sure that you will make the right choice when you decide to buy this fabulous home! Call us today to book your viewing.

Ground Floor

Lounge

4.13m x 3.59m (13' 7" x 11' 9") UPVC double glazed window and composite entrance door to the front, radiator, laminate wood flooring, feature brick fireplace surround with inset multi fuel burner and open to the dining kitchen.

Dining Kitchen

3.81m x 3.2m (12' 6" x 10' 6") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated appliances including electric oven and hob with extractor over. Space for fridge freezer, radiator and under stairs pantry cupboard. UPVC double glazed window to the rear, door to the utility room and stairs to the first floor.

Utility

Worksurface, plumbing for washing machine and dishwasher, space for tumble dryer. Ceiling spotlights, radiator and built in storage cupboard. UPVC double glazed window and door to the side and door to the bathroom.

Bathroom

White 4 piece suite comprising wc, pedestal sink unit, panelled bath and shower cubicle with mains fed shower. Chrome heated towel rail, extractor fan, tiled floor, partly tiled walls and obscured uPVC double glazed window to the side.



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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First Floor

Landing

Doors to all bedrooms and access to the attic housing the combination boiler.

Bedroom 1

4.16m x 3.82m (13' 8" x 12' 6") UPVC double glazed window to the rear, built in storage cupboard and radiator.

Bedroom 2

3.56m x 3.01m (11' 8" x 9' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

2.63m x 1.98m (8' 8" x 6' 6") UPVC double glazed window to the front and radiator.

Outside

The private rear garden is enclosed by hedges to the perimeter with gated access to the side and comprises paved patio, turfed lawn and spacious brick built storage room.