

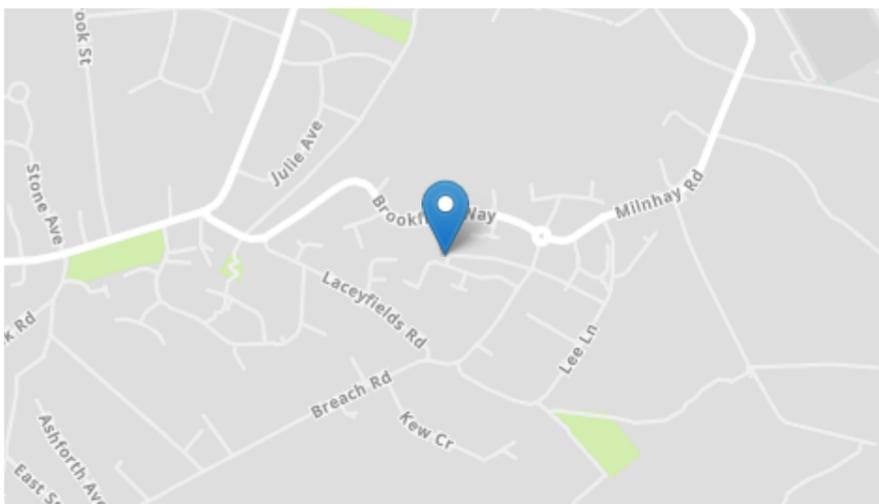
Avocet Close, Heanor, DE75 7UA

£180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>73</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	



Our Seller says....

- Semi Detached Home
- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Three Piece Shower Room
- Enclosed Low Maintenance Rear Garden
- Driveway Parking
- Cul De Sac Position
- Close To Amenities
- Great Road & Transport Links

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 - 30119779

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  
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 8am-8pm - 7days



\*\*\* A SMART START ON AVOCET CLOSE \*\*\* This well presented semi detached home offers comfortable and practical accommodation, making it an ideal purchase for first time buyers or those looking to downsize. The property is conveniently located close to local amenities and benefits from great road and transport links, including nearby railway access, making it perfect for commuters. The accommodation comprises an entrance hallway with access to a convenient ground floor WC, leading through to a fitted kitchen with a range of units and integrated appliances. To the rear is a spacious lounge with French doors opening onto the garden, creating a bright and welcoming living space ideal for relaxing or entertaining. To the first floor there are two bedrooms along with a three piece shower room, offering well proportioned accommodation throughout. Externally, the property benefits from driveway parking to the front, while to the rear is an enclosed low maintenance garden featuring patio and artificial lawn areas, along with raised beds and a shed, providing a private outdoor space that is easy to manage. Offering a peaceful position, good transport links and well kept living space, this lovely home is a fantastic opportunity for buyers looking for their first step onto the property ladder. Contact our team today to arrange your viewing!

## Ground Floor

### Entrance Hall

UPVC entrance door, radiator, door to and kitchen, open access to lounge and stairs to first floor.

### WC

Obscured uPVC double glazed window to the front, wc, pedestal sink and radiator.

### Kitchen

4.12m x 1.94m (13' 6" x 6' 4") A range of wall and base units with worksurfaces incorporating and inset stainless steel sink & drainer unit. Integrated appliances including an electric oven and four ring gas hob with extractor over. UPVC double glazed window to the front, tiled flooring, partially tiled walls, plumbing for washing machine, space for fridge freezer, wall mounted combination boiler and radiator.

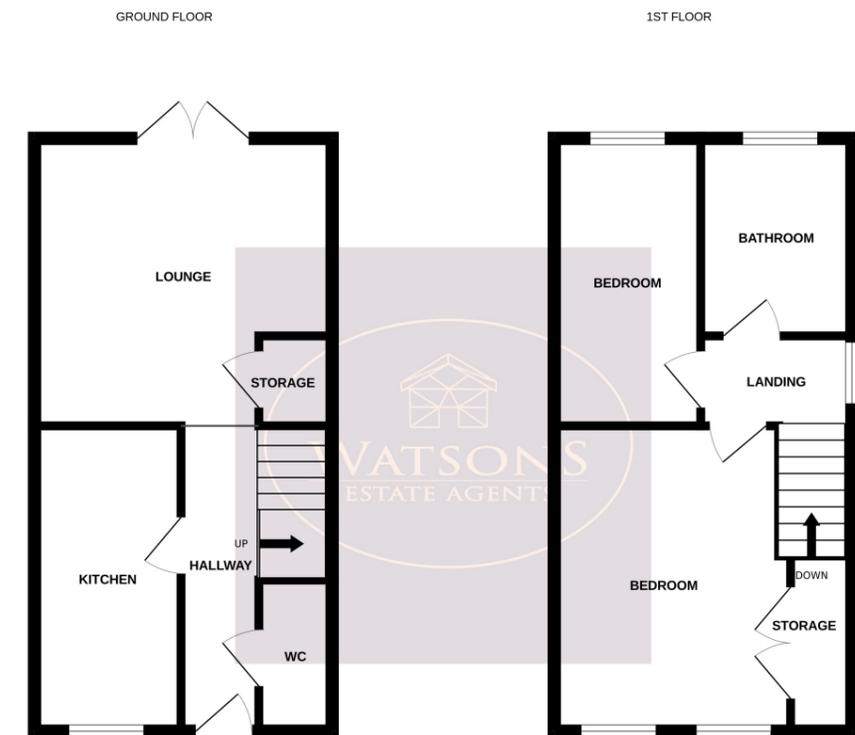
### Lounge

4.01m x 3.89m (13' 2" x 12' 9") Radiator, luxury vinyl tiled, storage cupboard and French doors to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side, access to partially boarded attic, radiator and doors to both bedrooms and shower room.



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

3.81m x 3.35m (12' 6" x 11' 0") UPVC double glazed window to the front, fitted wardrobe and radiator.

### Bedroom 2

3.81m x 1.98m (12' 6" x 6' 6") UPVC double glazed window to the rear and radiator.

### Bathroom

White three piece suite comprising wc, pedestal sink, panel bath with electric shower over. Obscured uPVC double glazed window to the rear, radiator, tiled walls and tiled flooring.

### Outside

To the front of the property is a block paved driveway, giving access to the entrance door. The rear garden features a raised paved patio seating area with stone steps leading down to the artificially turfed lawn, raised timber flower beds and timber shed. The rear garden is palisaded by timber fencing.

### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen and is a year old.