

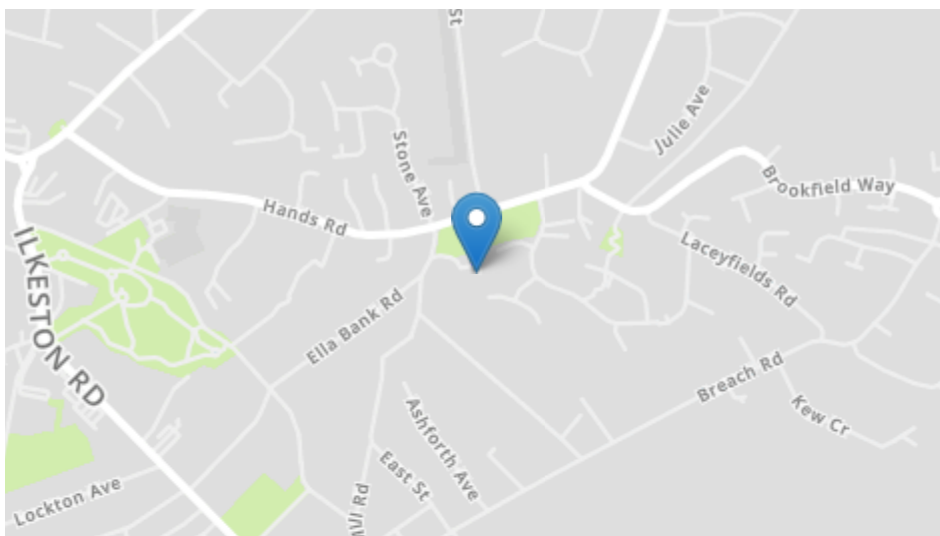
Potters Hill View, Heanor, DE75 7WF

£200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Modern Semi Detached Home
- 2 Bedrooms
- Modern Dining Kitchen
- Driveway
- Low Maintenance Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links Including Train
- Ease Of Access To A610

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 - 27377046

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



***** SUPERB SEMI ***** This outstanding 2 bedroom semi detached home is situated on a private and sought after development of modern homes and boasts spacious, exceptionally well presented accommodation. Viewing is **HIGHLY ADVISED**. In brief, the accommodation comprises: entrance hallway, downstairs WC, spacious living room leading to a modern recently re-fitted contemporary styled kitchen dining room, two generous bedrooms with fitted wardrobes to the principle bedroom and a modern fitted bathroom. Outside benefits from private off road parking and a well presented low maintenance rear garden great for entertaining. We would highly recommend an early internal inspection of this fabulous home as we expect demand to be high due to the rarity of properties on this development being offered for sale. Call our sales team now to arrange your viewing and from private off road parking, a well presented low maintenance rear garden great for entertaining

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, wood effect laminate flooring, radiator, ceiling spotlights and doors to the lounge and WC.

WC

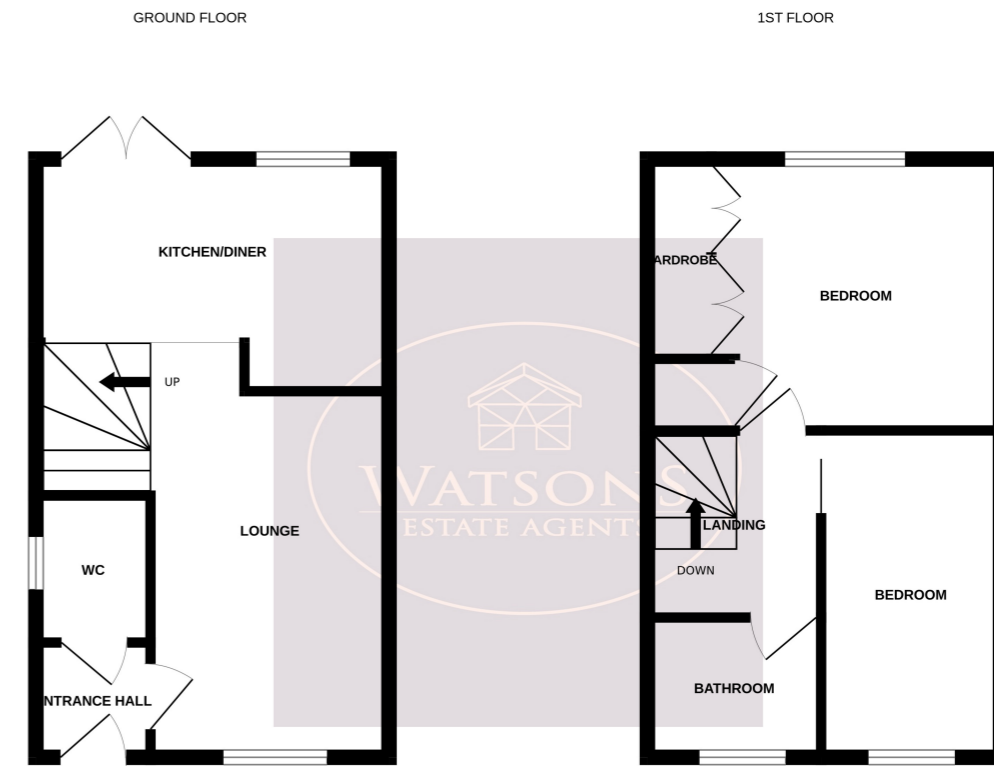
WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the side.

Lounge

4.15m x 2.89m (13' 7" x 9' 6") UPVC double glazed window to the front, wood effect laminate flooring, radiator, stairs to the first floor and open to the dining kitchen.

Dining Kitchen

4.06m x 2.7m (13' 4" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, uPVC double glazed window to the front, ceiling spotlights, radiator, wood effect laminate flooring, wall mounted boiler and French doors leading to the rear garden.



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

UPVC double glazed window to the side, radiator, access to the attic (partly boarded) and doors to both bedrooms and bathroom.

Bedroom 1

4.06m x 3.17m (11' 3" x 10' 5") UPVC double glazed window to the rear, a range of fitted wardrobes, airing cupboard and radiator.

Bedroom 2

3.65m x 2.08m (12' 0" x 6' 10") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Ceiling spotlights, chrome heated towel rail and obscured uPVC double glazed window to the front.

Outside

To the front of the property a block paved driveway provides off road parking. The low maintenance rear garden comprises a paved patio, artificial lawn, steps up to a timber decking seating area and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.