

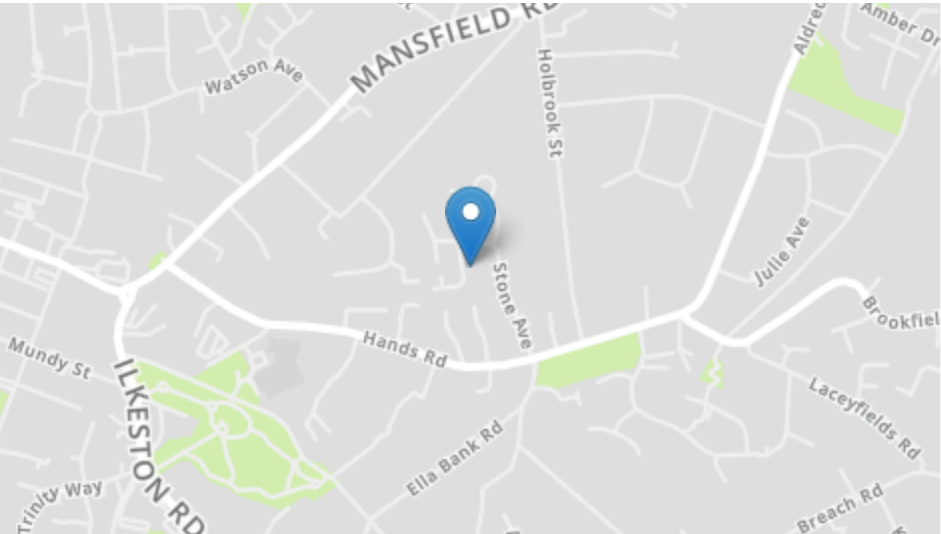
Newton Drive, Heanor, DE75 7TQ

Guide Price £220,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	81	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Bungalow
- 2 Bedrooms
- Lounge/Diner
- Modern Fitted Kitchen
- Driveway
- Landscaped Rear Garden
- Cul De Sac Location
- Walking Distance to Heanor Town Centre

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 - 27361478

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



*** GUIDE PRICE £220,000 - £230,000 *** SIMPLY GET THE KEYS AND MOVE IN! *** This modern 2 bedroom bungalow is presented to a very high standard and as such is ready for one lucky new owner to move straight into! Boasting spacious, light and airy accommodation comprising of a living room with views over the garden, modern fitted kitchen and bathroom, two generous bedrooms and to the outside there is a private driveway and a lovely private garden to the rear with far reaching views. During the summer months, the current owner loves nothing more than taking in the stunning views & tranquillity that this property gives. Located within a popular modern development, this well loved home offers the 'best of both worlds'. Conveniently located with easy access to a range of local amenities and transport links whilst boasting fantastic access into Heanor Town the larger cities of Derby and Nottingham. Whether you're downsizing, or looking for your first home, this property ticks every single box & must be viewed to be truly appreciated. Call our team today to arrange your viewing!

Entrance Hall

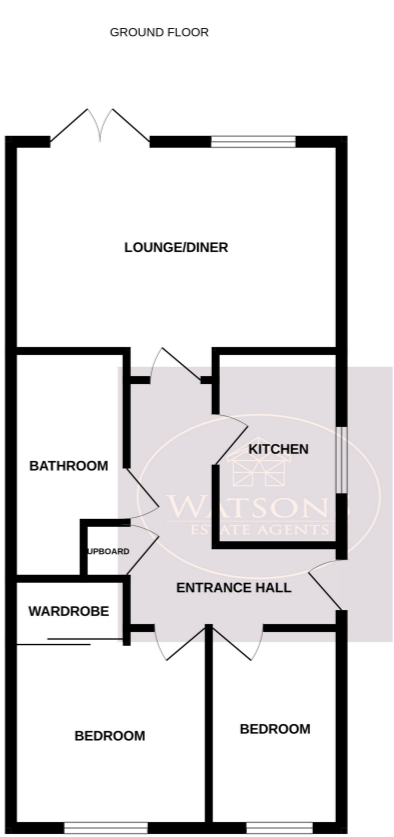
UPVC entrance door to the side, radiator, built in storage cupboard housing the combination boiler and access to the attic where the NuAire ventilation system is mounted, providing the whole home with ventilation. Doors to the lounge/diner, kitchen, bathroom and both bedrooms.

Lounge

4.98m x 3.58m (16' 4" x 11' 9") UPVC double glazed window, radiator and French doors to the rear with far reaching views.

Kitchen

2.85m x 1.86m (9' 4" x 6' 1") A range of matching wall & base units with granite worktops incorporating an inset 1.5 bowl stainless steel sink with countertop draining grooves. Integrated appliances including electric oven, fridge freezer, washing machine and gas hob with extractor over. UPVC double glazed window to the side, radiator and ceiling spotlights.



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 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.
Made with Metropix i2024

Bedroom 1

2.99m x 2.98m (9' 10" x 9' 9") UPVC double glazed window to the front, radiator and fitted wardrobe with sliding door.

Bedroom 2

2.98m x 1.93m (9' 9" x 6' 4") UPVC double glazed window to the front and radiator.

Bathroom

White 4 piece suite comprising wc, pedestal sink, panelled bath and shower cubicle with mains fed shower. Partly tiled walls, ceiling spotlights and chrome heated towel rail.

Outside

To the front of the property are flower bed borders with a range of plants and shrubs and brick paved driveway with space for multiple vehicles leading alongside. The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio, turfed lawn, gravel pathway leading to a timber summer house with a second paved patio area and flower bed borders with a range of plants & shrubs.