

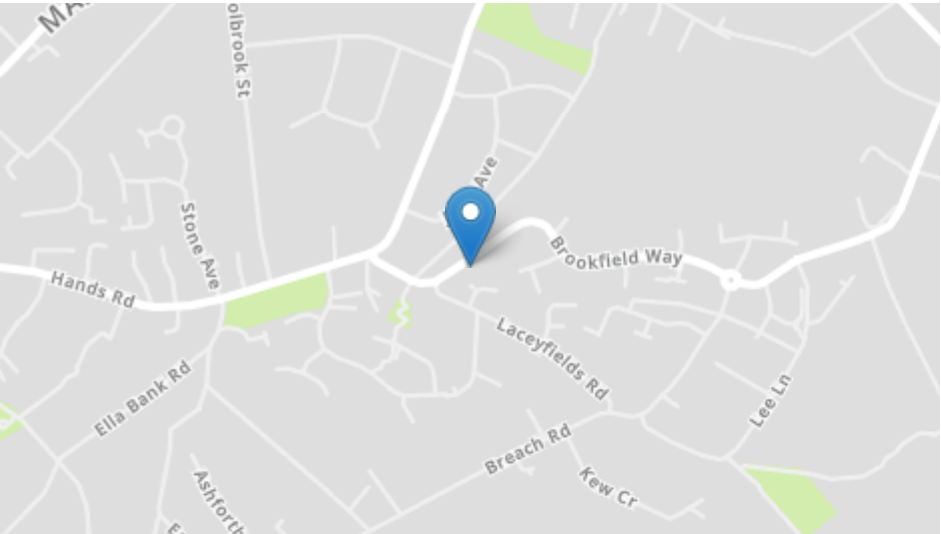
Brookfield Way, Heanor, DE75 7NX

£290,000



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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		
England, Scotland & Wales	71	76
EU Directive 2002/91/EC		



- Detached Family Home
- Three Good Size Bedrooms
- Generous Open Plan Dining Kitchen Lounge & Dining Room
- Modern Fitted Kitchen
- Downstairs WC & Ensuite To Primary Bedroom
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Driveway & Garage
- Great Road & Transport Links

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 - 29005831

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



*** THE PERFECT PLACE FOR YOUR FAMILY TO GROW! *** This wonderful 3 bedroom detached family home is located in a very popular area within close proximity to many great amenities and Heanor town centre! Modern living awaits inside with the generous living space which comprises of an entrance hallway, living room, dining room, downstairs WC, fitted kitchen, 3 bedrooms with master en-suite and family bathroom. Private parking is provided and there is a very useful integrated garage and to the rear is an enclosed lawned garden great for families. The property occupies a larger than average plot with great scope for more parking, perfect for those looking for somewhere to store a camper/caravan and is located very conveniently for many great amenities! To book your viewing call our team today!

Ground Floor

Entrance Hall

Composite entrance door, doors to downstairs wc and lounge.

Downstairs WC

Obscured uPVC double glazed window to the front, wc, vanity sink with storage under, partially tiled walls and radiator.

Lounge

4.08m x 3.32m (13' 5" x 10' 11") UPVC double glazed window to the front, feature fireplace with inset electric fire, stairs to first floor, storage cupboard, radiator, open access to dining area and door to kitchen.

Dining Area

2.80m x 2.35m (9' 2" x 7' 9") Radiator and uPVC French doors to the rear garden.

Kitchen

3.56m x 2.82m (11' 8" x 9' 3") A range of matching wall and base units with work surfaces incorporating inset 1.5 sink & drainer unit. Integrated appliances including electric oven, electric hob and extractor fan over, fridge freezer, washing machine and dishwasher. Tiled flooring, partially tiled walls, radiator, uPVC double glazed window to the rear, and uPVC door to the side.

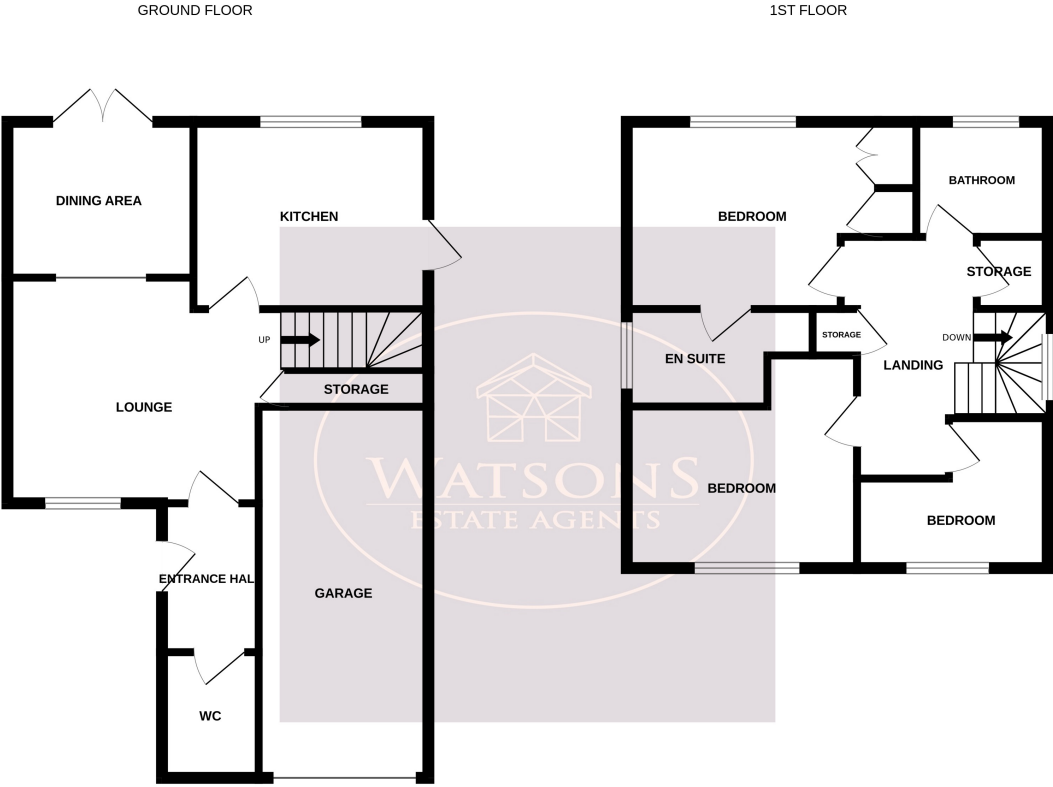
First Floor

Bedroom 1

3.84m x 3.20m (12' 7" x 10' 6") UPVC double glazed window to the side, fitted wardrobes, radiator and door to en suite.

En Suite

White three piece suite comprising wc, sink and cubicle shower. Obscured uPVC double glazed window to the side, tiled flooring and tiled walls, and radiator.



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 2

3.16m x 2.64m (10' 4" x 8' 8") UPVC double glazed window to the front and radiator.

Bedroom 3

2.76m x 2.61m (9' 1" x 8' 7") UPVC double glazed window to the rear and radiator.

Bathroom

White three piece suite comprising wc, vanity sink with storage under, and panel bath with mains fed shower over. Obscured uPVC double glazed window to the rear, tiled flooring, tiled walls and extractor fan.

Garage

Single garage fitted with power, up and over doors and housing wall mounted combination boiler.

Outside

To the front of the property is a tarmacadam driveway leading to the garage, a turfed lawn and a paved pathway leading to the front entrance and timber gate giving access to the rear garden. The rear garden features a patio seating area, turfed lawn and timber shed, palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the garage, it is 11 years old and was last serviced in October 2024. The front garden is shared.