

Sandringham Drive, Heanor, Derbyshire. DE75 7TZ

£325,000 Freehold

FOR SALE

DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -



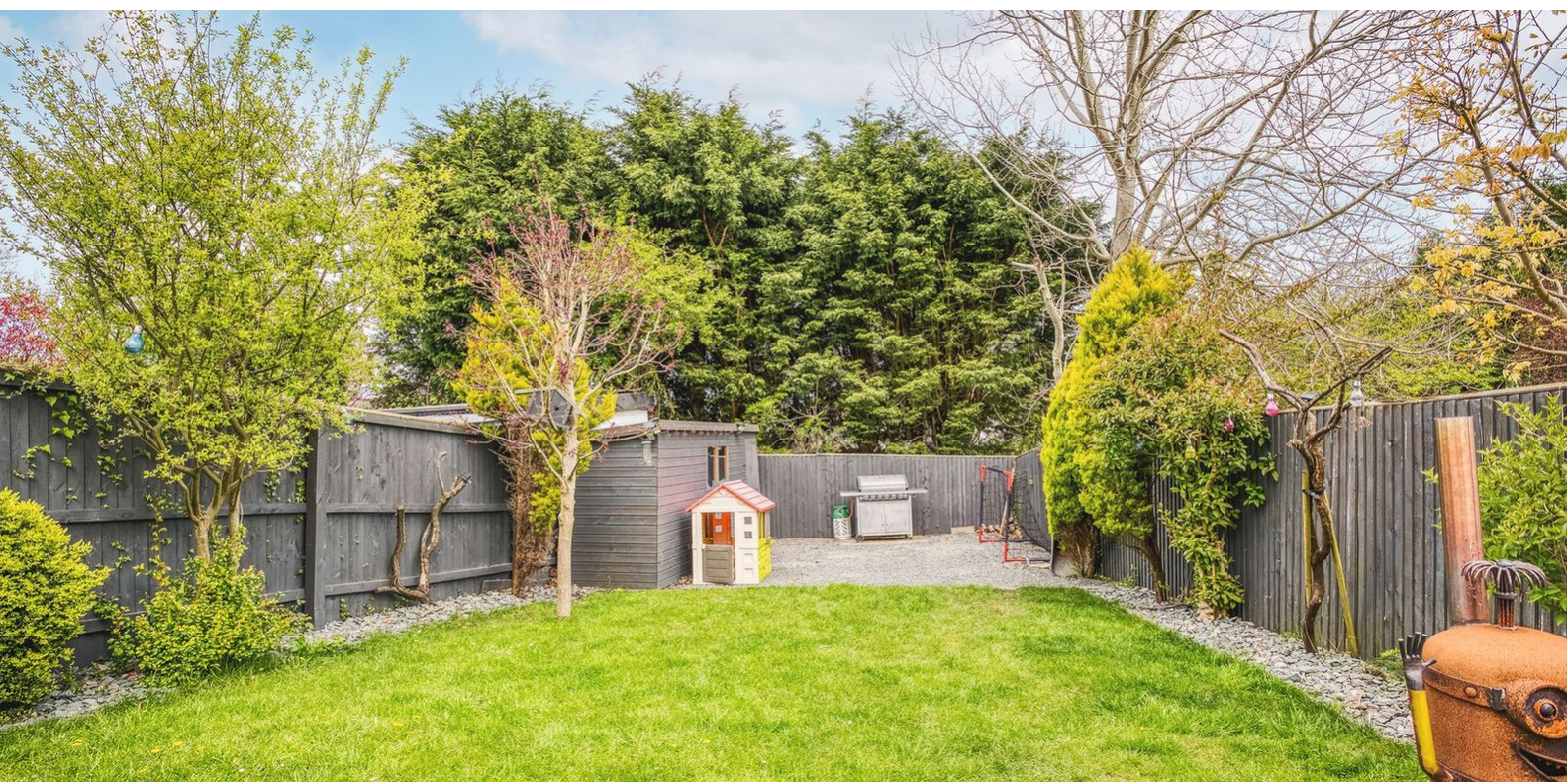
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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this well presented and extended four bedroom detached family home located in sought-after area. The property has been well looked after and offers modern stylish interior throughout with the added advantage of a converted garage and sunroom adding extra living space. We believe the property would ideally suit families and an early internal inspection should be undertaken to avoid disappointment.

FEATURES

- Detached Family Home
- Converted Garage Creating (Home Gym)
- Large Sunroom To Rear
- Modern Decor Throughout
- Kitchen/Dining Room
- Sought After Location Close To School
- Double Width Driveway
- Front & Rear Gardens
- Viewing Advised
- COUNCIL TAX BAND D



ROOM DESCRIPTIONS

Entrance Hallway

4.96m x 1.73m (16' 3" x 5' 8") Entered via composite door from the front elevation into the spacious entrance hallway. Double glazed window to the side elevation, downstairs WC, wall mounted radiator, wood floor covering and carpeted staircase to 1st floor landing.

Home Gym (Converted Garage)

4.91m x 2.32m (16' 1" x 7' 7") Entered via composite door from the front elevation into the spacious entrance hallway. Double glazed window to the side elevation, downstairs WC, wall mounted radiator, wood floor covering and carpeted staircase to 1st floor landing.

Cloakroom/WC

Comprising of a low level WC, corner mounted slimline vanity unit with tiled splashback's, ceiling mounted extractor fan, wall mounted radiator and tiled floor covering.

Kitchen/Dining Room

7.60m x 2.49m (24' 11" x 8' 2") Mainly comprising of a range of modern wall and base mounted storage cupboards with roll-top Work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer unit with mixer taps and complementary splashback tiling. Integrated dishwasher, space for American style fridge/freezer, undercounter space and plumbing for washing machine, integrated double electric oven, five ring gas hob and stainless steel extractor canopy over. Vinyl floor covering, double glazed windows to the front elevation, TV point and breakfast bar dividing the two areas. The dining area has a continuation of the vinyl floor covering from the dining room, spotlights to ceiling, wall mounted modern vertical radiator and double glaze doors accessing the rear decking terrace.

Living Room

3.74m x 4.35m (12' 3" x 14' 3") Located in the middle of the property is there spacious living room for all the family with wall mounted vertical radiators, TV point, decorative coving. The feature focal point of the room is an electric stainless steel fire with decorative surround, marble effect backdrop and raised hearth. Internal doors access the gym and sunroom.

First Floor Landing

0.88m x 3.04m (2' 11" x 10' 0") Accessed via the main entrance hallway with wall mounted radiator, ceiling mounted loft access point and built-in linen storage cupboard. Internal doors access all four bedrooms and family bathroom.

Bedroom 1

3.29m x 3.63m (10' 10" x 11' 11") Two double glazed windows, wall mounted radiator, fitted double wardrobe and TV point. Internal door leads to the en-suite.

En-Suite

1.65m x 1.67m (5' 5" x 5' 6") Shower room comprising of a three-piece white modern suite to include an encased WC, large vanity unit with inset sink and shower enclosure with mains shower attachment over with shower attachment. Fully clad to walls, double glaze obscured window, warm mounted chrome heater rail and ceiling mounted extractor fan

Bedroom 2

3.13m x 2.70m (10' 3" x 8' 10") Double glazed window, wall mounted radiator and double fitted wardrobe.

Bedroom 3

3.21m x 2.57m (10' 6" x 8' 5") With two double glazed windows to the front elevation, wall mounted radiator, TV point and fitted double wardrobe.

Bedroom 4

2.29m x 3.29m (7' 6" x 10' 10") With two double glazed windows, wall mounted radiator and fitted wardrobe.

Bathroom

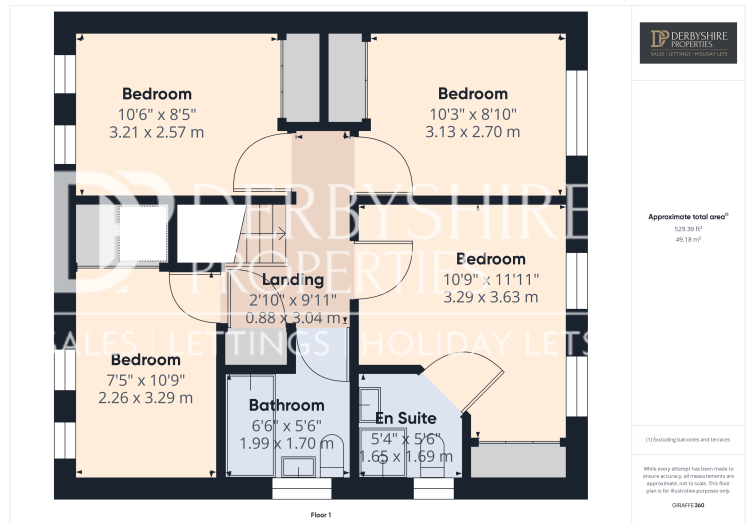
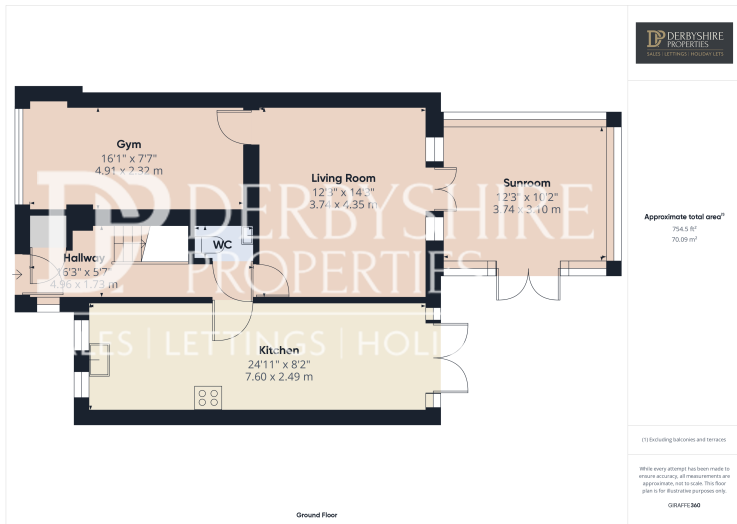
1.99m x 1.70m (6' 6" x 5' 7") Comprising of a modern three piece suite to include encased WC with an attached vanity unit housing and sink basin with mixer taps. Space saver bath with wall mount electric shower attachment over with complementary and glass shower screen. Tiled floor covering, wall mounted chrome heater rail, ceiling mounted extractor fan and double glazed obscured window.

Outside

To the front elevation is a double width driveway providing parking for two cars, lawn area with inset hedge row and gated access to the rear elevation. Immediately attached to the front of the house as an electric car charging point. To the rear elevation is an extremely private family orientated garden which is mainly laid to lawn with timber fenced boundaries and gravelled borders with the range of inset planting. Timber garden shed, outside tap and security lighting.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	