

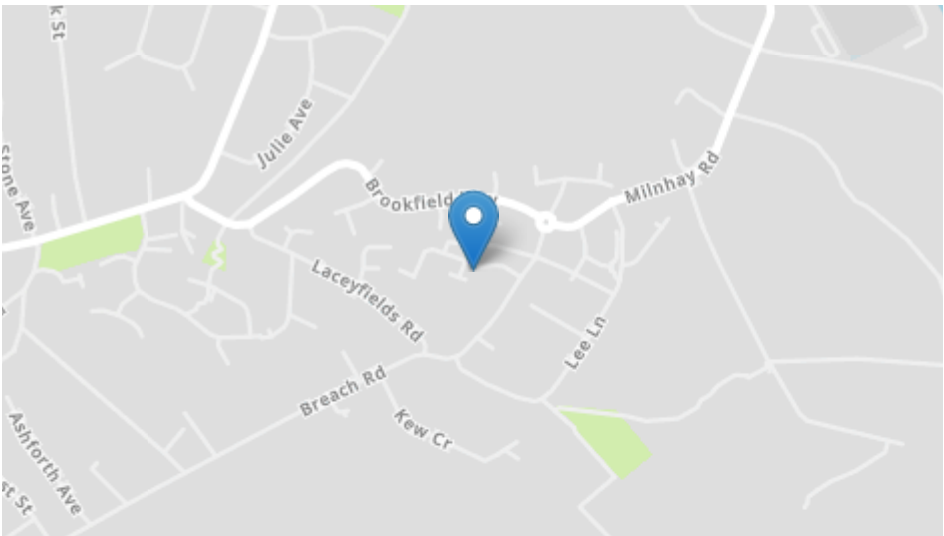
Woodbridge Close, Heanor, DE75 7UQ

£200,000



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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		
	73	80
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Home
- Three Bedrooms
- Spacious Lounge
- Fitted Dining Kitchen
- Conservatory
- Ground Floor WC & Ensuite To Primary Bedroom
- Three Piece Family Bathroom Suite
- Driveway Parking
- Low Maintenance Rear Garden
- Ideal For First Time Buyers

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 - 28876503

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



*** THIS IS THE FAMILY HOME YOU HAVE BEEN LOOKING FOR! *** This modern 3 bedroom semi detached family home has all that a growing family needs! Boasting the perfect blend or usable space but easy to maintain accommodation comprising an entrance hallway with a downstairs WC, living room, kitchen/dining room, conservatory, master bedroom with en-suite, 2 further bedrooms and a family bathroom. Outside there is private parking, and a low maintenance child friendly garden to the rear! Positioned in a private cul-de-sac and located in a very popular residential area of modern homes this is a great buy for those looking to take the next step on the property ladder! Call our sales team today to book your viewing or run the risk of missing out!

Ground Floor

Entrance Hall

UPVC entrance door, door to wc, radiator and door to lounge.

WC

Wc, vanity sink and obscured uPVC double glazed window to the front.

Lounge

5.40m x 4.40m (17' 9" x 14' 5") UPVC double glazed window to the front, radiator, feature fireplace with inset electric fire, stairs to first floor and door to dining kitchen.

Dining Kitchen

4.40m x 2.74m (14' 5" x 9' 0") A range of matching wall and base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor fan over, space for fridge freezer, plumbing for washing machine and dryer. Wall mounted combination boiler, understairs storage area, laminate wood flooring, uPVC double glazed window to the rear, radiator and uPVC double doors to the conservatory.

Conservatory

2.47m x 2.27m (8' 1" x 7' 5") UPVC double glazed windows to the rear, laminate wood flooring and uPVC sliding doors to the rear garden.

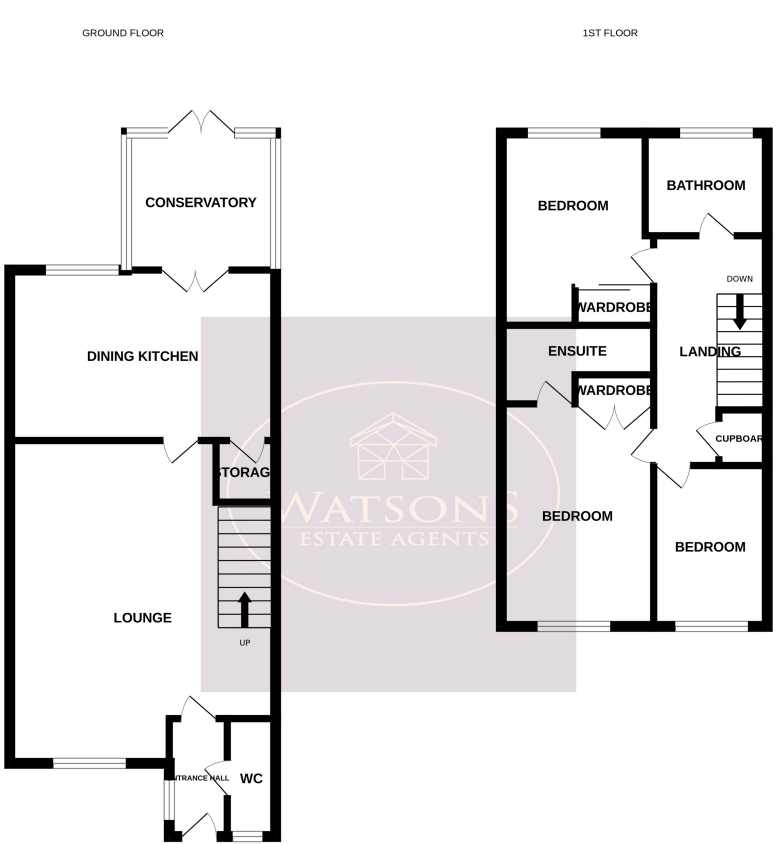
First Floor

First Floor Landing

UPVC double glazed window to the side, doors to all bedrooms and bathroom, airing cupboard housing hot water tank and access to partially boarded attic.

Bedroom 1

4.08m x 2.52m (13' 5" x 8' 3") UPVC double glazed window to the front, fitted wardrobe, radiator and door to ensuite.



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 for any prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with Metroplan 12/02/25

Ensuite

White three piece suite comprising wc, vanity sink with storage under and mains fed cubicle shower, vinyl flooring and radiator.

Bedroom 2

3.18m x 2.38m (10' 5" x 7' 10") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 3

2.64m x 1.75m (8' 8" x 5' 9") UPVC double glazed window to the front and radiator.

Bathroom

White three piece suite comprising of wc, pedestal sink and panel bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a tarmacadam driveway leading to timber gate giving access to the rear garden, There is a slabbed pathway to the entrance door and stone flower bed area. The rear garden features a block paved seating area , timber shed and the 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, it is original to the house and was last serviced in February 2025.