

Orchard Rise, Heanor, DE75 7US

Offers Over £220,000



5 Orchard Rise, Heanor, DE75 7US

Offers Over £220,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	72	
(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	



- Semi Detached Bungalow
- 2 Double Bedrooms
- Conservatory
- Driveway & Garage
- Private South Facing Garden
- Cul De Sac Position
- No Upward Chain
- Fully Renovated Throughout

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 - 27323213

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



*** HIDDEN GEM with NO UPWARD CHAIN *** Watsons are excited to introduce this truly superb bungalow which sits on a small quiet cul-de-sac on the outskirts of Heanor. Viewing is HIGHLY RECOMMENDED to appreciate the extensive high quality refurbishment carried out by the current owners. In brief, the accommodation comprises: porch, entrance hall, lounge, kitchen, conservatory, 2 DOUBLE bedrooms and bathroom. Outside, a tiered patio makes the private rear garden low maintenance and provides the ability to enjoy the summer sun with a the south-facing aspect. A timber summerhouse, currently converted into a bar offers the new owners a variety of uses. A driveway alongside the property leads to the garage to provide really good off street parking, whilst an additional gravelled section is a useful additional overflow parking. Although beautifully quiet, this location enjoys easy access to a wealth of amenities and transport links in the nearby towns of Heanor & Langley Mill. Call our sales team now to make this your very own forever home.

Porch

Storage cupboard/cloak room, uPVC double glazed entrance door and door to the entrance hall.

Entrance Hall

Built in storage cupboard housing the combination boiler, ceiling spotlights, radiator, additional built in storage cupboard and solid oak doors to the lounge, kitchen, both bedrooms and bathroom.

Lounge

5.25m x 4.08m (17' 3" x 13' 5") Multi fuel burner, radiator, high-speed broadband fibre point, French doors to the rear garden and door to the conservatory

Kitchen

3.37m x 3.27m (11' 1" x 10' 9") A range of matching wall & base units, contrasting work surfaces incorporating an inset stainless steel sink & drainer unit with hot, cold and filtered water tap. Bosch appliances to include: self cleaning waist height oven, separate combination oven/grill/microwave, 5 ring gas hob, extractor and integrated washing machine & dishwasher with an integrated Hotpoint fridge freezer. Ceiling spotlights, integrated storage solutions and uPVC double glazed window to the front.

Conservatory

4.13m x 3.43m (13' 7" x 11' 3") Brick & uPVC double glazed construction, heat reflecting and self cleaning glass roof TV point and sliding patio doors to the rear garden.

Bedroom 1

3.67m to the rear of the wardrobes x 3.56m (12' 0" x 11' 8") Ceiling spotlights, radiator, TV point and built in mirrored wardrobes by Gliderobes.

Bedroom 2

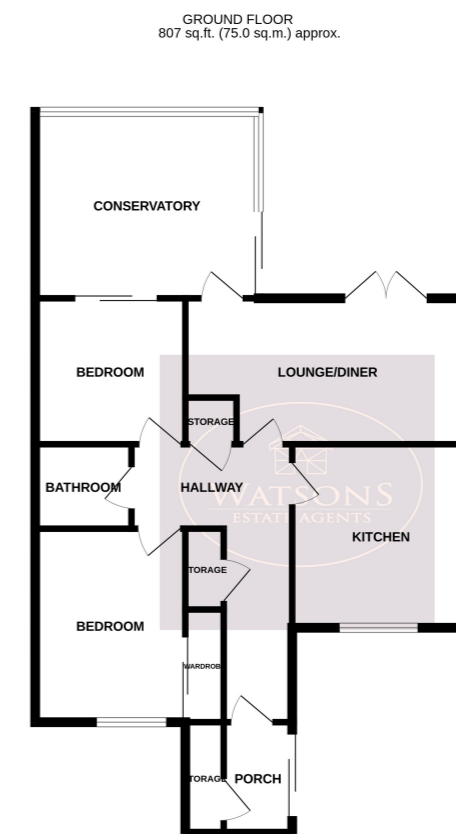
2.79m x 2.69m (9' 2" x 8' 10") Radiator and sliding patio doors to the conservatory.

Bathroom

3 piece suite in white comprising: concealed cistern WC, vanity sink unit and bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and heated mirror with auto lighting.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs, a small patio to enjoy the evening summer sun and a gravelled area providing additional parking. A tarmac driveway to the side provides ample off road parking leading to the garage with up & over door, lighting and power. The low maintenance South facing rear garden offers a good level of privacy with 2 tiered paved patios, flower bed borders with a range of plants & shrubs and a timber built summerhouse with lighting and power, currently used as a bar. The garden is enclosed by timber fencing to the perimeter with gated access to the side.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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.
Made with Metropix (2024)