

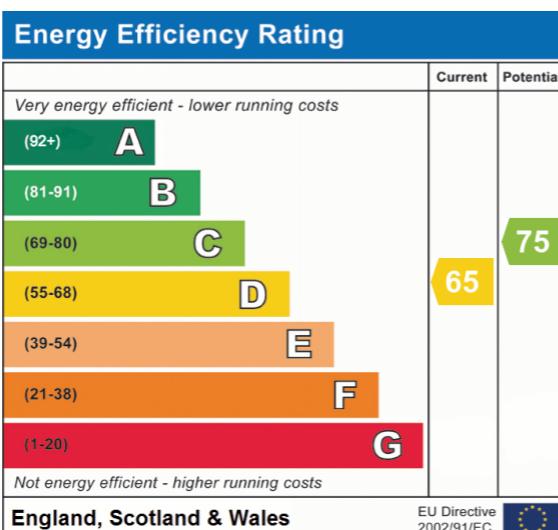
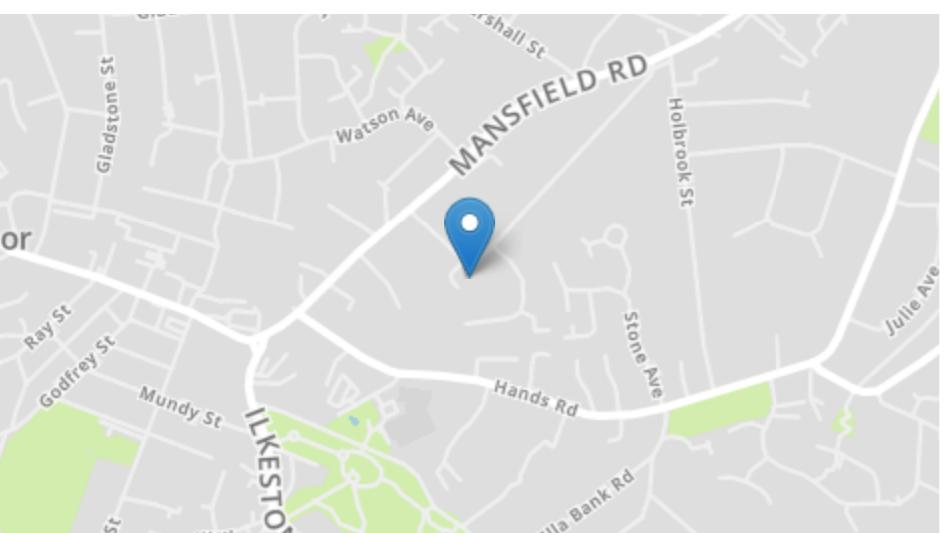
Howitt Street, Heanor, DE75 7AW

£475,000



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£475,000



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](mailto:mail@watsons-residential.co.uk)

Ref - 29066504

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](http://www.watsons-residential.co.uk)

0115 938 5577

8am-8pm - 7days

- Substantial Detached Property (146 SQ. Metres)
- Large Plot With Ample Potential (0.25 ACRES)
- Four Double Bedrooms Plus Loft Room
- Spacious Lounge
- Breakfast Kitchen
- Three Piece Shower Room
- Separate WC & Utility Area
- Detached Double Garage & Driveway
- Versatile Accommodation
- Great Transport & Road Links

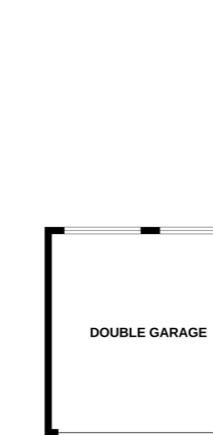
Our Seller says....



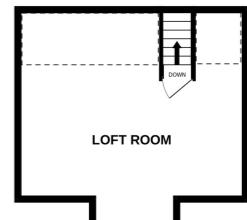
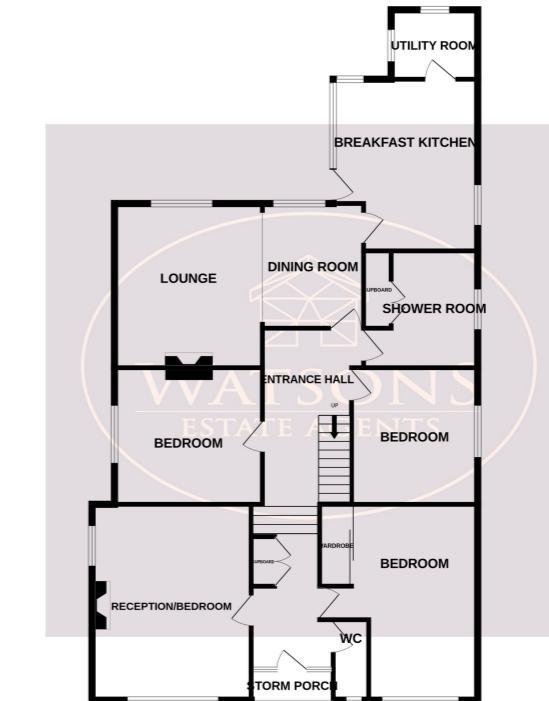


\*\*\* YOU ARE LOOKING AT YOUR FOREVER HOME RIGHT HERE! \*\*\* NO CHAIN \*\*\* Occupying a generous 0.34 acre plot and boasting so many options to improve and extend this fantastic 4 bedroom family home you will definitely need to book a viewing to come and take a look! Located in a desirable area only a short distance from Heanor town centre, Langley Mill shops and boasting excellent public transport and road links nearby this wonderful home has flexible and spacious living accommodation which could be configured to suit any needs. Comprising an entrance hallway, lounge/dining room, 3/4 double bedrooms, shower room, separate WC, kitchen and utility room and a further large loft room. Outside the property sits on a generous plot with established gardens, ample private parking and a detached double garage! This property is ideal for those wishing and develop their own vision for their own needs and family, there are so many possibilities with this unique home, so call our sales team today to book your viewing and get journey started!

GROUND FLOOR



1ST FLOOR



## First Floor

### Entrance Hall

Composite entrance door, storage cupboard and doors to wc, lounge dining room, shower room and all bedrooms, storage cupboard, stairs to the loft room and radiator.

### Downstairs WC

Obscured uPVC double glazed window to the front, wc, wall mounted sink and radiator.

### Reception Room/Bedroom 4

4.93m x 4.00m (16' 2" x 13' 1") Two double glazed windows to the front and side, inset gas fire and radiator.

### Lounge

4.87m x 3.95m (16' 0" x 13' 0") UPVC double glazed window to the side and front, electric fire, radiator and open access to dining room.

### Dining Room

6.21m x 4.08m (20' 4" x 13' 5") UPVC double glazed window to the rear, radiator and door to breakfast kitchen.

### Breakfast Kitchen

4.20m x 3.93m (13' 9" x 12' 11") A range of matching wall and base units with worksurfaces incorporating an inset sink & drainer unit. Integrated appliances including waist height double electric oven, gas hob with extractor fan over and a breakfast bar. Two uPVC double glazed windows to the rear and side, radiator, door to utility area, tiled flooring, tiled walls and a uPVC door to the garden.

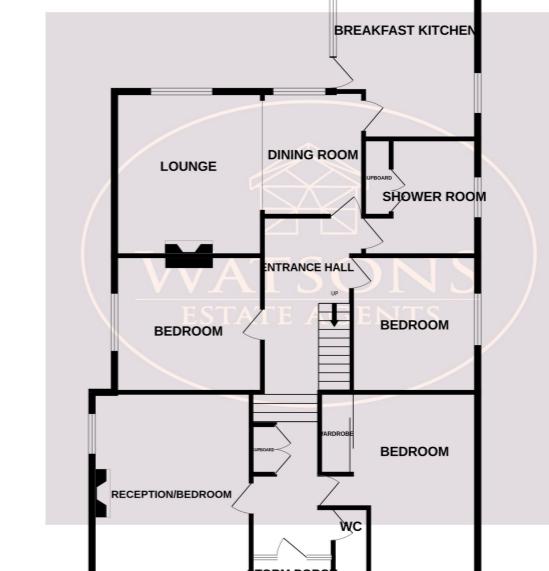
### Utility

Two uPVC double glazed windows to the rear and side, wall mounted combination boiler and tiled flooring.

### Bedroom 1

4.85m x 3.36m (15' 11" x 11' 0") UPVC double glazed window to the front, fitted wardrobe and radiator.

GROUND FLOOR



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

3.67m x 3.36m (12' 0" x 11' 0") UPVC double glazed window to the side and radiator.

### Bedroom 3

3.35m x 2.50m (11' 0" x 8' 2") UPVC double glazed window to the side and radiator.

### Bathroom

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

### Loft Space

5.97m x 4.65m (19' 7" x 15' 3") UPVC double glazed window to the front and radiator.

### Garage

Double garage, fitted with power with up and over doors, two windows to the rear and a uPVC door to the side.

### Outside

To the front of the property are double wrought iron gates giving access to a tarmacadam driveway leading to the double garage, rear garden and stone steps leading to the entrance door as well as a flower bed with an a range of well established plants and shrubbery. The rear garden features a continuation of the tarmacadam driveway wrapping around the rear of the property, raised patio seating area, a brick base greenhouse and a paved pathway leading to an extensive lawn area with a range of well established plants, shrubbery and trees, palisaded by a well established hedges.

### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information: the gas boiler is located in the pantry, it is eight years old and was last serviced in 2025.