

Varley Close, Heanor, DE75 7TF

£270,000

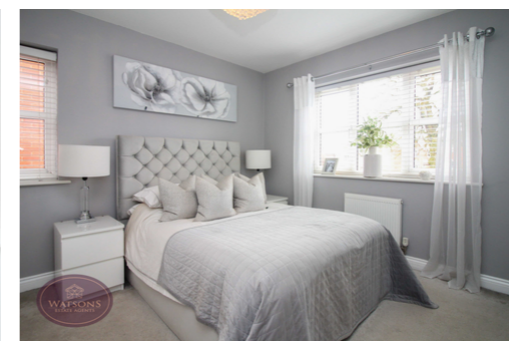


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>	82	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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 Our lines are open 8am - 8pm  
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 mail@watsons-residential.co.uk  
 Ref - 27309931

- Modern Detached Family Home Built in 2017
- 3 Double Bedrooms
- Downstairs WC
- En Suite To Primary Bedroom
- Off Road Parking & Garage
- Excellent Road & Public Transport Links Including Train
- Private West Facing Garden
- Viewing Highly Recommended

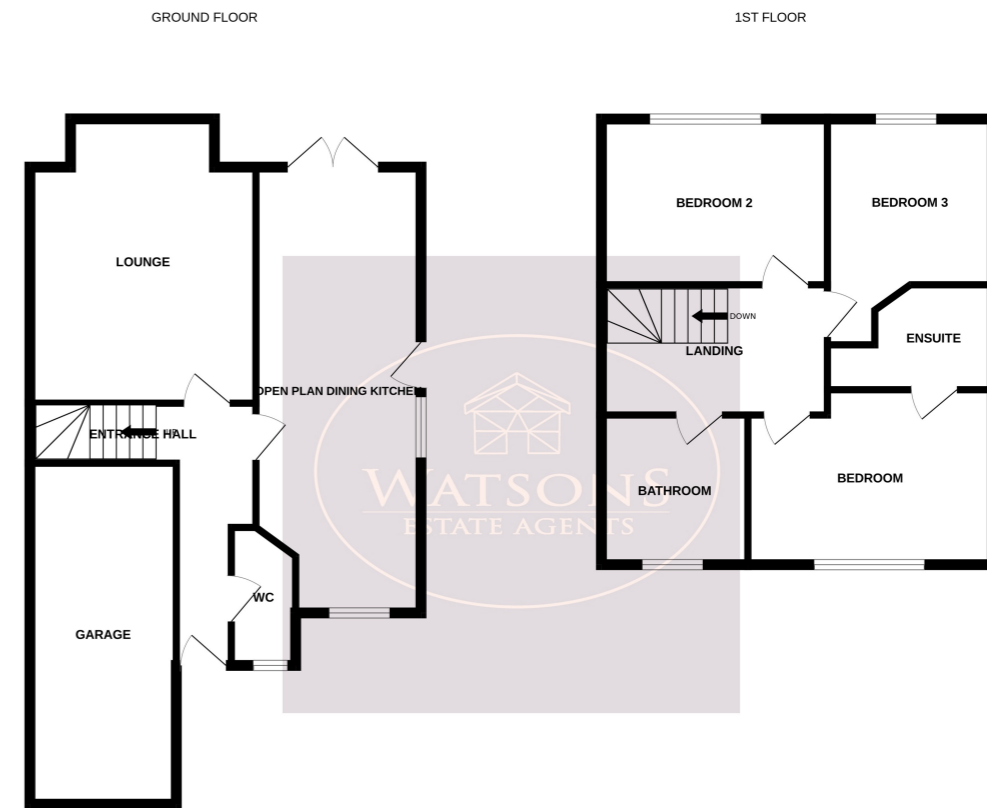
Our Seller says....

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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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**\*\*\* SHOWHOME CONDITION \*\*\*** This modern detached home in this particularly popular part of Heanor sits at the end of a quiet cul-de-sac and is presented to an extremely high standard, making it ready to move into and enjoy. In brief, the accommodation comprises: entrance hallway to downstairs wc, garage, lounge and dining kitchen, upstairs landing to the 3 bedrooms (en suite to primary) and family bathroom. The appealing frontal outlook is over a grassed area and a driveway to garage provide ample off street parking, whilst the the rear garden is low maintenance and enjoys a high level of privacy. Langley Mill train station is only a 3 minute drive and a regular bus service is 0.5 miles away too, yet this location away from the 'hustle and bustle'. Viewing is **HIGHLY RECOMMENDED**, so call our sales team now.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, wood effect laminate flooring, radiator, doors to the kitchen and WC.

### WC

WC, pedestal sink unit, radiator, ceiling spotlights and obscured uPVC double glazed window to the front.

### Lounge

4.48m (into the bay) x 3.77m (14' 8" x 12' 4") UPVC double glazed bay window to the rear, radiator, media wall with feature inset fire and French doors leading to the rear garden.

### Dining Kitchen

7.21m x 2.84m (2.68m min) (23' 8" x 9' 4") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and dishwasher. Combination boiler, tiled flooring, ceiling spotlights, radiator. UPVC double glazed windows to the side & front, composite door to the rear and French doors leading to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side, built in storage cupboard, access to the attic (with drop down ladder), radiator and doors to all bedrooms and bathroom.

### Primary Bedroom

3.52m x 3.3m (11' 7" x 10' 10") UPVC double glazed windows to the front & side, a range of fitted sliding door wardrobes, radiator and door to the en suite.

### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over, Ceiling spotlights and extractor fan.

### Bedroom 2

3.28m x 3.74m (2.44m min) (10' 9" x 12' 3") UPVC double glazed window to the rear and radiator.

### Bedroom 3

3.19m x 2.5m (10' 6" x 8' 2") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Chrome heated towel rail, ceiling spotlights and extractor fan. Obscured uPVC double glazed window to the front.

### Outside

To the front of the property is a lawned garden, a brick paved driveway provides ample off road parking and leads to the integral garage measuring 5.7m x 2.43m with up & over door, power and auto lighting. The West facing rear garden offers a good level of privacy and comprises a composite decking seating area with raised railway sleep planters with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.