

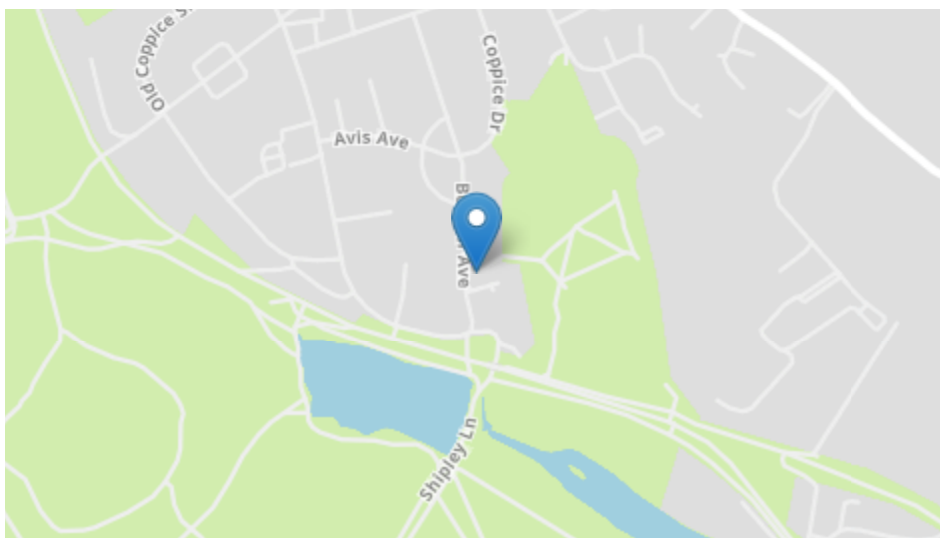
Buxton Avenue, Heanor, DE75 7UN

£370,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached Family Home
- 4 Double Bedrooms
- Spacious Lounge
- Modern Fitted Dining Kitchen
- En Suite & Family Bathroom
- Driveway & Garage
- Landscaped Rear Garden
- Close to Heanor Town Centre

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 - 28456499

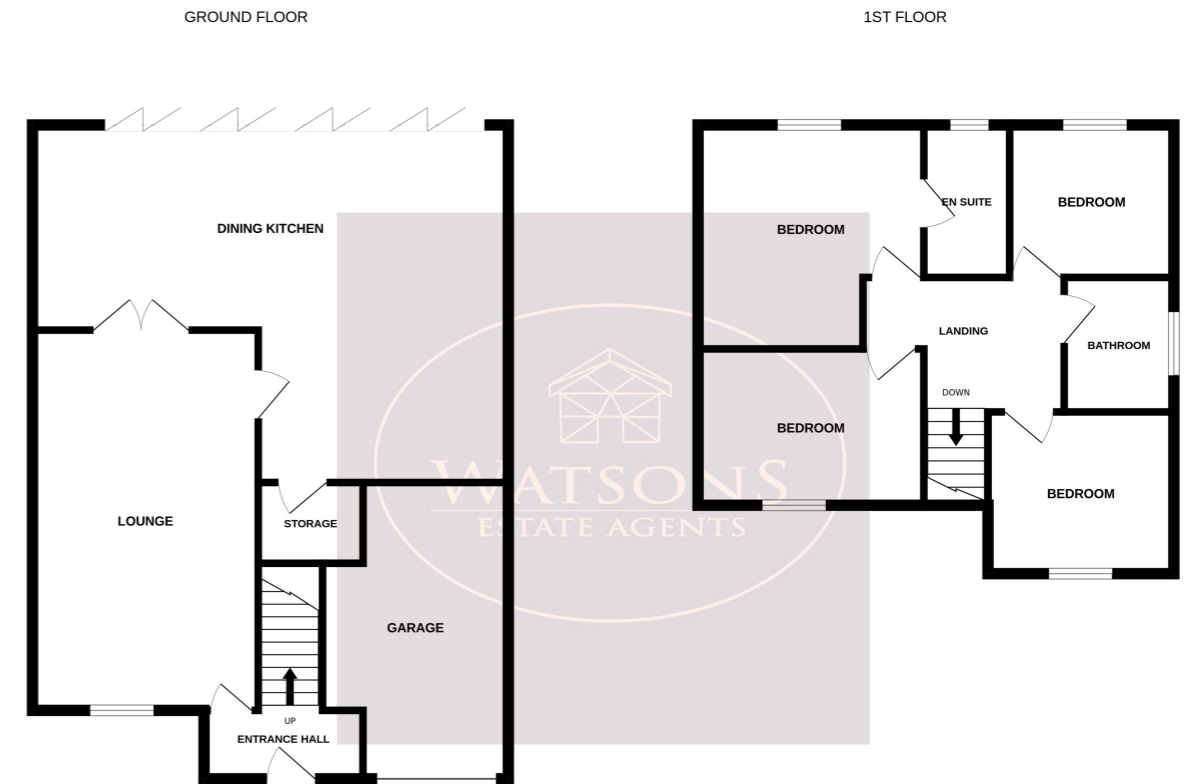
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40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
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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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\*\*\* CHECK OUT THIS EXTENDED KITCHEN! \*\*\* You will be blown away when you step foot inside this impressive FOUR bedroom detached family home which has been extended to the rear to provide a fabulous living kitchen dining space with bi-fold doors that open onto the garden! The spacious, light and airy living accommodation is tastefully decorated with modern themes and comprises of; entrance hallway, living room, living/kitchen/dining room, integral garage, four bedrooms with master en suite and a family bathroom. Being located only a short distance from Shipley country park and in a very popular and desirable residential area will really think this a fantastic home for a growing family! Call us today to get inside and book your viewing.

## Ground Floor

### Entrance Hall

UPVC double glazed window and composite entrance door to the front, door to the lounge and stairs to the first floor.

### Lounge

6.02m x 3.56m (19' 9" x 11' 8") UPVC double glazed window to the front, inglenook fireplace with space for an inset gas fire. Ceiling spotlights, radiator, single door to the side leading to the dining kitchen, double doors and windows to the rear also leading to the dining kitchen.

### Dining Kitchen

7.52m x 5.66m (24' 8" x 18' 7") A range of matching high gloss wall & base units with solid wood work surfaces incorporating an inset 1.5 bowl ceramic sink & drainer unit. Integrated appliances including waist height double electric oven, dishwasher and induction hob with extractor over. Central island offering further storage with breakfast bar and integrated wine cooler. Laminate wood flooring, under stairs storage cupboard, 3 vertical radiators and uPVC double glazed Bi Folding doors to the rear garden.

## First Floor

### Landing

Access to the attic, doors to all bedrooms and the bathroom.

### Bedroom 1

3.58m x 3.48m (11' 9" x 11' 5") UPVC double glazed window to the rear, radiator and door to the en suite.

### En Suite

White 3 piece suite comprising wc, vanity sink unit and shower cubicle with mains fed shower. Obscured uPVC double glazed window to the rear, radiator, ceiling spotlights and laminate wood flooring.

### Bedroom 2

3.53m x 2.46m (11' 7" x 8' 1") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.97m x 2.59m (9' 9" x 8' 6") UPVC double glazed window to the rear and radiator.

### Bedroom 4

2.62m x 2.57m (8' 7" x 8' 5") UPVC double glazed window to the front and radiator.

### Bathroom

White 3 piece suite comprising wc, vanity sink unit and freestanding bath with mains fed shower attachment. Tiled floor, partly tiled walls, chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

### Outside

The front of the property is enclosed by timber fencing and comprises flower bed border with a range of plants and shrubs, and tarmac driveway leading to the garage fitted with electric up & over door. The landscaped rear garden is enclosed by modern timber fencing to the perimeter with gated access to the side and comprises gravel seating area, artificial lawn and raised paved patio.