

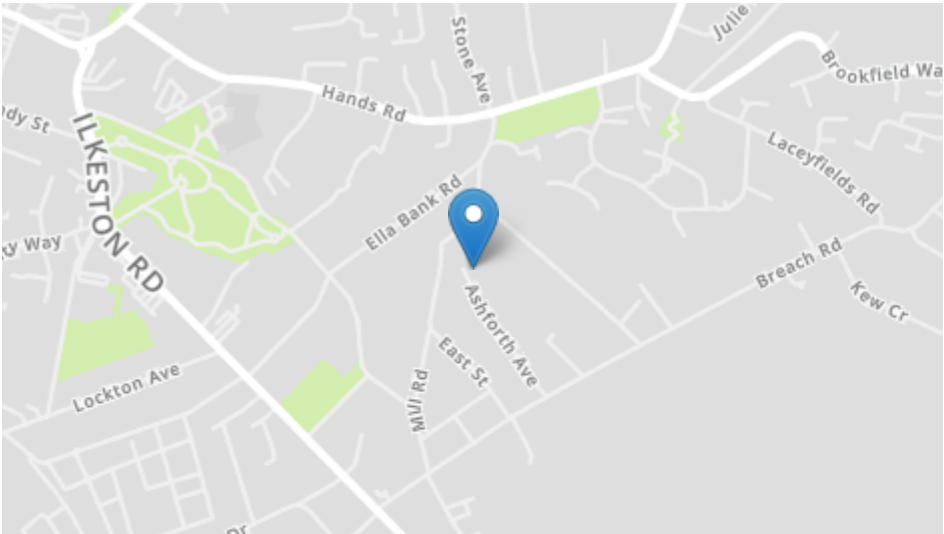
Ashforth Avenue, Heanor, DE75 7NH

Offers Over £270,000



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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	80
England, Scotland & Wales		EU Directive 2002/91/EC

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 - 29236423

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.



- Extended Semi Detached Home (Previously A Bungalow)
- 4 Bedrooms (2 Ground Floor, 2 First Floor)
- Annex with Separate Entrance
- 2 Reception Rooms
- Breakfast Kitchen
- Large Utility/Workshop
- Ground Floor Bathroom & First Floor Shower Room
- Dressing Room/Nursery to Primary Bedroom
- Beautifully Maintained Rear Garden

Our Seller says....

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

0115 938 5577  
8am-8pm - 7days





\*\*\* YOU WILL NOT BELIEVE THE AMOUNT OF SPACE THIS HOME HAS TO OFFER! \*\*\* You need to step over the threshold of this FOUR bedroom home to really appreciate the size! Boasting over 170sq mtrs of space and having an ANNEX to the rear this extended family home comprises of an entrance hall, large utility/workshop space to the side, kitchen with a dining room off, ground floor bathroom, spacious lounge and 2 further bedrooms to the rear which makes up the annex with its own private entrance. To the first floor are 2 further bedrooms (the larger bedroom has a dressing room/nursery/home office off) and a shower room. Outside you will find a private driveway and a private and enclosed garden to the rear. Situated at the end of a quiet cul-de-sac the property is close to many great amenities and both Heanor and Ilkeston town centres, Shipley country park and nearby schools. This is a truly flexible and sizeable property that will appeal to buyers looking to get the biggest bang for their bucks! A real life TARDIS, this amazing home needs to be seen to be believed! Call our experienced sales team today to book your viewing!

Ground Floor

Entrance Hall

UPVC entrance door, door to utility room and kitchen.

Lounge

7.38m x 3.68m (24' 3" x 12' 1") Two uPVC double glazed windows to the front, radiator, exposed wooden flooring. multifuel burner, exposed wooden beams and stairs to first floor.

Kitchen

3.44m x 2.88m (11' 3" x 9' 5") A range of matching wall and base units with worksurfaces incorporating a stainless steel sink & drainer unit. Integrated appliances including double electric oven and 4 ring gas hob with extractor fan over. Space for fridge, wood laminate flooring, partially tiled walls, uPVC double glazed window to the rear, radiator and door to inner hallway.

Dining Room

3.44m x 2.57m (11' 3" x 8' 5") Inner window and radiator.

Utility Room

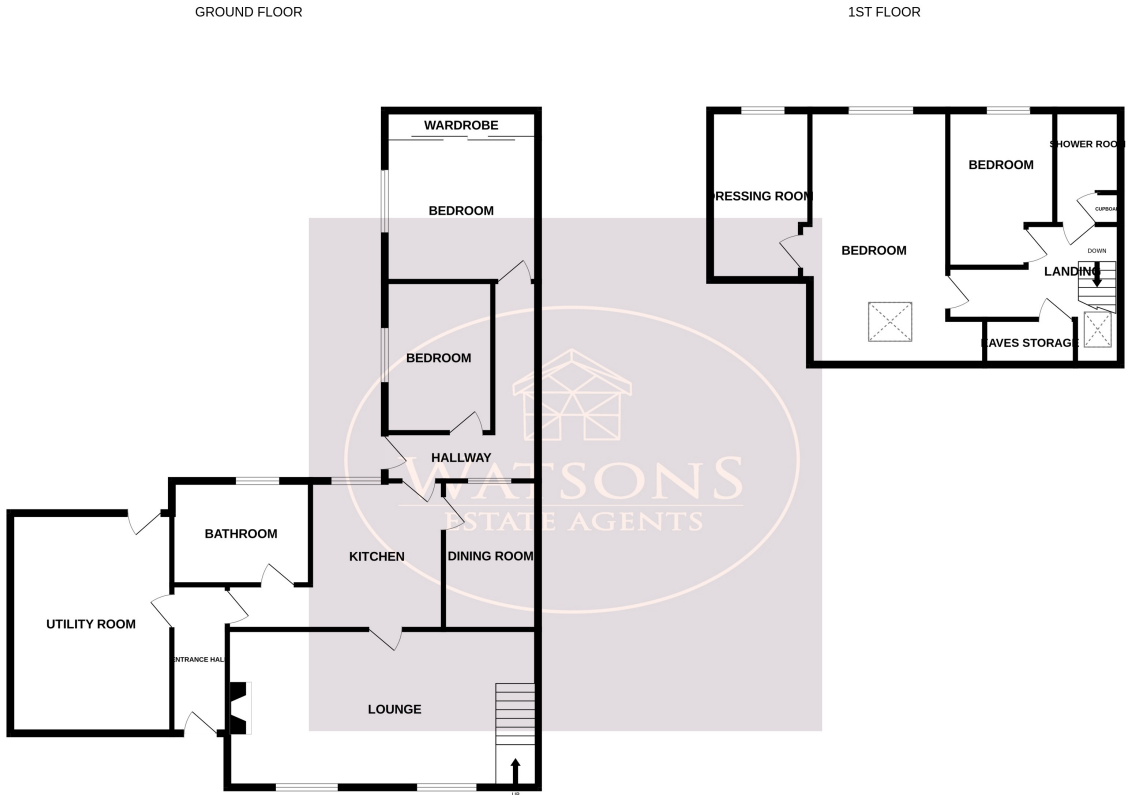
4.97m x 3.67m (16' 4" x 12' 0") A range of wall and base units with work surfaces incorporating a stainless sink & drainer unit. Wall mounted combination boiler, plumbing for washing machine and dryer, and door to rear garden.

Bathroom

White 4 piece suite comprising wc, pedestal sink, panel bath and electric cubicle shower. Obscured uPVC double glazed window to the rear, tiled flooring and partially tiled walls.

Bedroom 2

3.94m x 3.61m (12' 11" x 11' 10") UPVC double glazed window to the side, fitted wardrobe with a sliding door and radiator.



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. Made with Metropix ©2025

Bedroom 4

3.95m x 2.49m (13' 0" x 8' 2") UPVC double glazed window to the side, and radiator.

First Floor

Landing

Velux window with doors to shower room, bedroom 1 and 3.

Shower Room

White 3 piece suite comprising wc, wall mounted sink and shower cubicle with radiator and obscure uPVC double glazed window to the rear.

Bedroom 3

UPVC double glazed window to the rear and radiator.

Bedroom 1

5.90m x 4.27m (19' 4" x 14' 0") UPVC double glazed window to the rear, skylights, radiator and open plan to dressing room/ nursery.

Dressing Room/ Nursery

3.41m x 2.30m (11' 2" x 7' 7") Wood laminate flooring and uPVC double glazed window to the rear/

Outside

The front of the property has off road parking, leading to the front entrance and with a turfed lawn with a range of plants and shrubbery to the side. The rear garden features a raised paved patio seating area with, enclosed with timber fence, and stone steps leading down to a turfed lawn with gravel borders, a second paved patio seating area and enclosed by timber fencing.