

Johnson Drive, Heanor, DE75 7SU

Guide Price £150,000



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- Mid Terrace House
- 2 Double Bedrooms & Box Room
- Open Plan Lounge Diner
- Off Road Parking
- Walking Distance To Amenities
- Excellent Road & Public Transport Links Including Train
- Ease Of Access To A610
- Ideal First Home or Investment

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 - 26605074

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
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*** GUIDE PRICE £150,000 - £160,000 *** ** THE PERFECT FIRST HOME ** If you're searching for your first home and you're wanting a property you can move straight into without any work - look no further! This property is a credit to the current owner and is presented to the highest of standards throughout. There is certainly more than meets the eye! the accommodation in brief comprises to the ground floor; hall, spacious open plan lounge & dining area, good size galley kitchen. To the first floor there are two double bedrooms along with a third room currently being used as an office for those that work from home, along with a spacious three piece bathroom suite. To the outside a front garden with a driveway providing off road parking and to the rear a low maintenance enclosed garden with decking and gravel areas. The property is conveniently located between Heanor & Langley Mill, both of which offer a wide range of shops, amenities & public services. Transport links are excellent with regular routes running through the Town to various destinations including Derby & Nottingham City Centre.

Ground Floor

Entrance Hall

UPVC double glazed window to the front, radiator, stairs to the first floor, radiator and door to the kitchen.

Kitchen

3.49m x 2.39m (11' 5" x 7' 10") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & grill and gas hob with extractor over. Plumbing for washing machine and dishwasher, plumbing and wiring for an American style fridge freezer, Tiled flooring, ceiling spotlights, radiator, uPVC double glazed window to the rear and storage cupboard. Door to the lounge/diner and door leading to the rear garden.

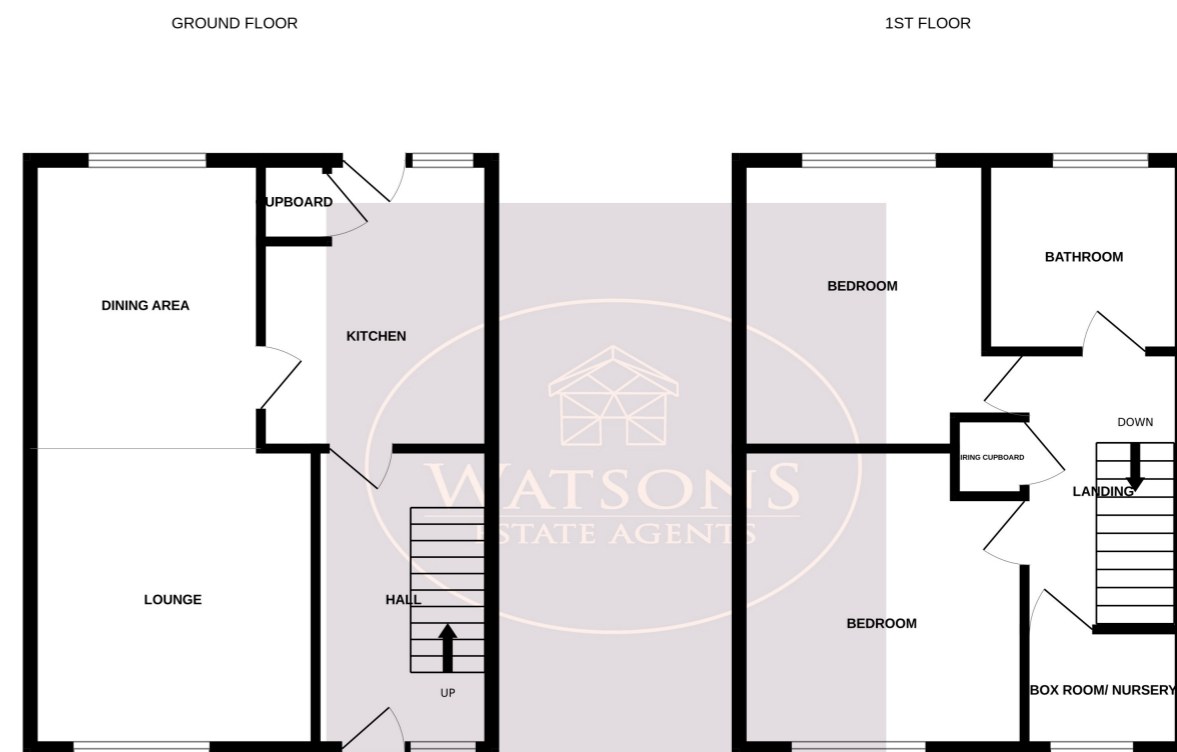
Lounge Diner

7.19m x 3.43m (2.8m min) (23' 7" x 11' 3") UPVC double glazed windows to the front & rear, radiator and fire place with inset space for a multi fuel burner style fire and feature lighting.

First Floor

Landing

Doors to both bedrooms, box room and bathroom. Door to the airing cupboard.



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 1

3.9m x 2.93m (12' 10" x 9' 7") UPVC double glazed window to the rear, a range of fitted furniture and radiator.

Bedroom 2

3.55m x 3.24m (11' 8" x 10' 8") UPVC double glazed window to the front and radiator.

Box Room

1.8m x 1.41m (5' 11" x 4' 8") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestals sink unit and bath with shower over. Ceiling spotlights, radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property a blocked paved driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises a timber decking seating area and gravel beds. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the rear.