

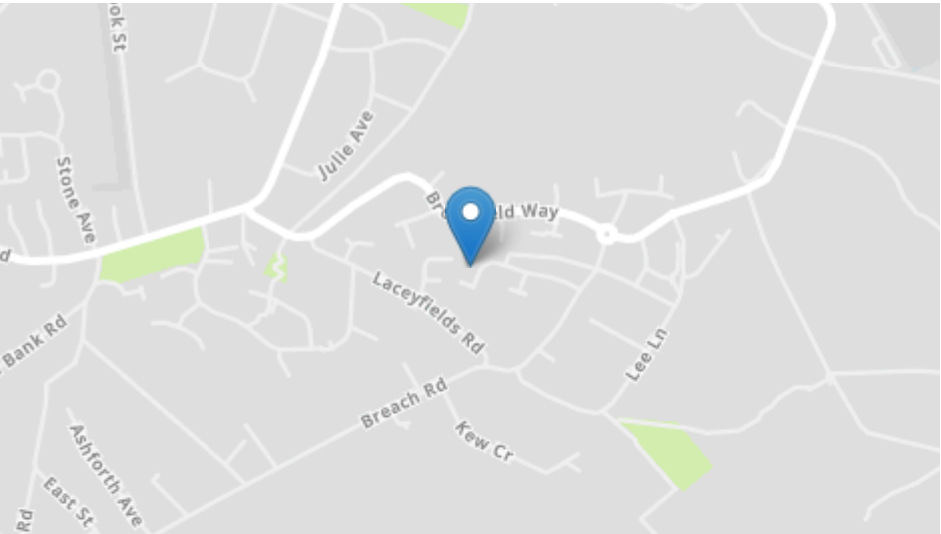
Avocet Close, Heanor, DE75 7UA

Guide Price £260,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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		
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 - 26683321

Our Seller says....

- Detached House
- 3 DOUBLE Bedrooms
- 2 Reception Rooms
- En Suite & Family Bathroom
- Downstairs WC
- Newly Fitted Kitchen & Bathroom
- Off Road Parking & Garage
- Excellent Road & Public Transport Links Including Train
- NO UPWARD CHAIN

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

0115 938 5577  
8am-8pm - 7days





\*\*\*GUIDE PRICE £260,000 - £270,000\*\*\* QUIET CONVENIENCE \*\*\* Watsons present this stunning family home on a quiet cul-de-sac just outside Heanor - with NO UPWARD CHAIN. Not only are there premium features including downstairs wc & en suite, it benefits from recently refitted kitchen & bathroom. Beautifully presented throughout, the accommodation comprises in brief: entrance hall, living room, reception room, kitchen, wc, upstairs landing to 3 DOUBLE bedrooms (en suite to primary) and family bathroom. Outside, a driveway & integral garage provide off street parking, whilst the appealing rear garden is very low maintenance and offers a high level of privacy. Our sellers have indicated that they would be prepared to lay grass turf to part of the garden should that suit a potential buyer. This location is particularly well regarded and is located close to local schools, shops, amenities as well as having good transport links. Call our office now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, doors to the lounge, dining kitchen, sitting room and WC.

WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the side.

Lounge

3.26m into the bay x 2.78m (10' 8" x 9' 1") UPVC double glazed bay window to the front, radiator and Karndean flooring.

Sitting Room

3.58m x 3.15m (11' 9" x 10' 4") Understairs storage cupboard, radiator and sliding patio doors to the rear garden.

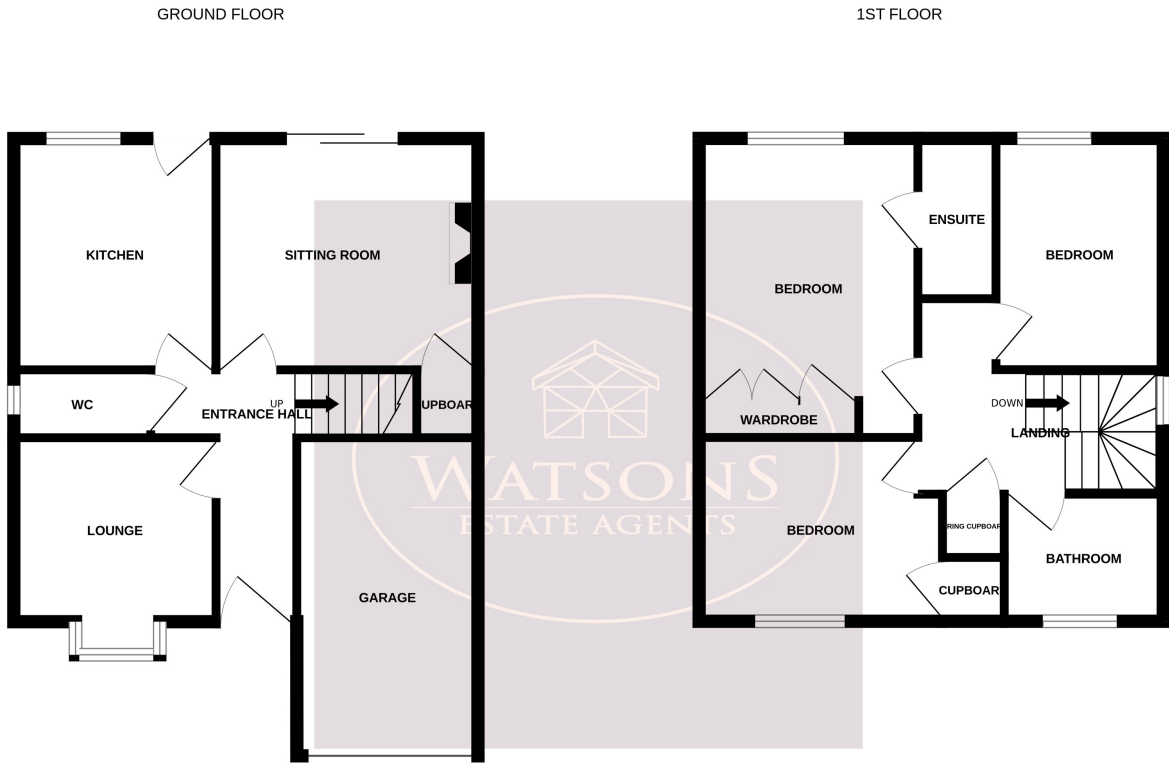
Kitchen

3.17m x 2.78m (10' 5" x 9' 1") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, radiator, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the hot water tank, access to the attic (partly boarded) and doors to all bedrooms and bathroom.



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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Primary Bedroom

UPVC double glazed window to the rear, built in 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. Velux window and radiator.

Bedroom 2

3.31m x 2.72m (10' 10" x 8' 11") UPVC double glazed window to the front, built in wardrobe and radiator.

Bedroom 3

3.28m x 2.28m (10' 9" x 7' 6") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Obscured uPVC double glazed window to the front, radiator and extractor fan.

Outside

To the front of the property is a block paved driveway providing off road parking for 2 cars leading to the garage with up & over door and power. The low maintenance rear garden offers a good level of privacy and is laid with decorative slate, 2 paved patio seating areas, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side. Our sellers have indicated that they would be prepared to lay grass turf to part of the garden should that suit a potential buyer.