

Corfield Close, Loscoe, Heanor, Derbyshire. DE75 7WS

£340,000 - £350,000 Guide Price £340,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Guide Price £340,000 - £350,000 Derbyshire Properties are delighted to present this modern beautifully presented detached 'Wheeldon' home built in 2022. The property is presented to a very high standard and benefits from a superb landscaped south facing garden to the rear. The property also features PIV Ventilation system -for condensation elimination, Wi-Fi controlled outside lighting, Alarm control panels front and rear, loft with light and power and bespoke fitted blinds and wardrobes, in addition there is also 7.5 years left on the NHBC warranty. The Asbury house type comprises of:- entrance hallway, living room, dining room, kitchen, and downstairs WC. To the first floor there are four bedrooms, en-suite to master bedroom and the main family bathroom. Outside there are landscaped gardens to the front and rear elevations, driveway and integral garage. We believe the property will ideally suit families and an early internal inspection should be undertaken to avoid disappointment

FEATURES

- £340,000 - £350,000 Guide Price
- NO CHAIN
- Executive Detached Family Home
- 4 Bedroom, 3 Bathrooms
- Professionally Landscaped Rear Garden
- Driveway & Garage
- Quiet Cul-De-Sac Location
- Useful Road Links
- 2 Reception Rooms & Kitchen/Breakfast Room
- Triple Glazing Throughout
- COUNCIL TAX BAND D



ROOM DESCRIPTIONS

Entrance Hallway

3.33m x 1.91m (10' 11" x 6' 3") Entered via modern composite door via the front elevation with attached obscured side panel entering into a spacious hallway with carpeted staircase to 1st floor landing, wall mounted radiator, alarm control panel and under stairs storage cupboard. Internal doors access both the living room and kitchen.

Living Room

4.35m x 3.08m (14' 3" x 10' 1") With feature triple glazed bay window to the front elevation, two wall mounted radiators, TV point and double internal doors accessing the dining room.

Dining Room

2.80m x 3.08m (9' 2" x 10' 1") With double glazed French doors to the rear elevation opening out onto rear terrace. Wall mounted radiator and internal door leading to kitchen.

Kitchen

3.25m x 2.79m (10' 8" x 9' 2") Mainly comprising of a range of modern base and wall mounted units incorporating a stainless steel sink drainer unit with mixer taps and complementary glass splashback areas. Integrated dishwasher, fridge/freezer, 5-ring gas hob with stainless steel splashback and extractor canopy over, double electric oven, LTV floor covering, USB charging point, wall mounted radiator, spotlights to ceiling and triple glazed window to the rear elevation. Internal door lead to:-

Utility Room

2.23m x 1.65m (7' 4" x 5' 5") With the continuation of the LTV floor covering from the kitchen and the same wall and base mounted kitchen units incorporating a single stainless steel sink drainer. Undercounter space and plumbing for washing machine and tumble dryer, wall mounted alarm control panel, double glazed door and triple glazed window to the rear elevation.

Cloakroom/WC

Comprising of a 2 piece white suite of WC and pedestal wash hand basin. Part tiled walls, spotlighting, extractor fan and radiator.

First Floor

Landing

0.92m x 2.93m (3' 0" x 9' 7") Accessed via the main entrance hallway, wall mounted radiator and ceiling mounted loft access point. PIV system, Internal doors accessing bedrooms and family bathroom.

Bedroom 1

3.30m x 4.12m (10' 10" x 13' 6") Triple glazed window to front elevation, wall mounted radiator, TV point, USB charging point and beautiful fitted wardrobes with sliding mirrored fronted doors, provide ample storage and hanging space. Over stairs storage cupboard, additional triple glazed window and internal door allows for direct access into en-suite.

En-suite

1.16m x 2.55m (3' 10" x 8' 4") Comprising of a three-piece suite to include WC, pedestal wash hand basin and double shower enclosure with sliding door and mains fed shower and attachment. Part tiling to walls, LTV floor covering, wall mounted electrical shaver point, extractor fan and spotlighting, wall mounted radiator and triple glazed obscured window.

Bedroom 2

3.23m x 3.10m (10' 7" x 10' 2") With triple glazed window to the rear elevation, wall mounted radiator and beautiful fitted wardrobes echoing those in the master bedroom.

Bedroom 3

3.25m x 2.36m (10' 8" x 7' 9") Triple glazed window to the rear elevation, wall mounted radiator.

Bedroom 4

2.21m x 2.14m (7' 3" x 7' 0") With triple glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

1.97m x 2.57m (6' 6" x 8' 5") Comprising of a modern three-piece suite to include WC, pedestal wash hand basin and panelled bath with shower attachment over and complementary glass shower screen. Attractive part wall tiling, LTV floor covering, obscured window, ceiling mounted spotlights and extractor fan and wall mounted chrome heater towel rail.

Outside

To the front elevation is a large double width block paved driveway providing parking for 2 to 3 vehicles and provides access to an integral garage with up and over door, light and power. The garden is mainly laid to lawn with hedged boundaries to neighbouring properties and a paved side pathway lead to the rear garden. The professionally landscaped south facing rear garden offers a wonderful shaped patio, which spans the whole width of the property and is ideal for entertaining. A raised lawn with sleeper edging with well stocked flowerbeds and borders, planting and trellising provide privacy from neighbouring properties and will continue to do so when fully grown. There is an outside electrical power supply tap and security light.

Additional Information

PIV VENTILATION SYSTEM - FOR CONDENSATION ELIMINATION
HONEYWELL - HEATING CONTROL
TRIPLE GLAZING
ALARM CONTROL PANELS - FRONT & REAR
LIGHT & POWER -LOFT
USB CHARGING POINTS - KITCHEN AND BEDROOM ONE
BESPOKE BLINDS AND WARDROBES
SOUTH/SOUTH WEST FACING GARDEN
PROFESSIONALLY DESIGNED GARDEN
WIFI CONTROLLED OUTSIDE LIGHTING
7.5 NHBC WARRANTY
NO CHAIN

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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