

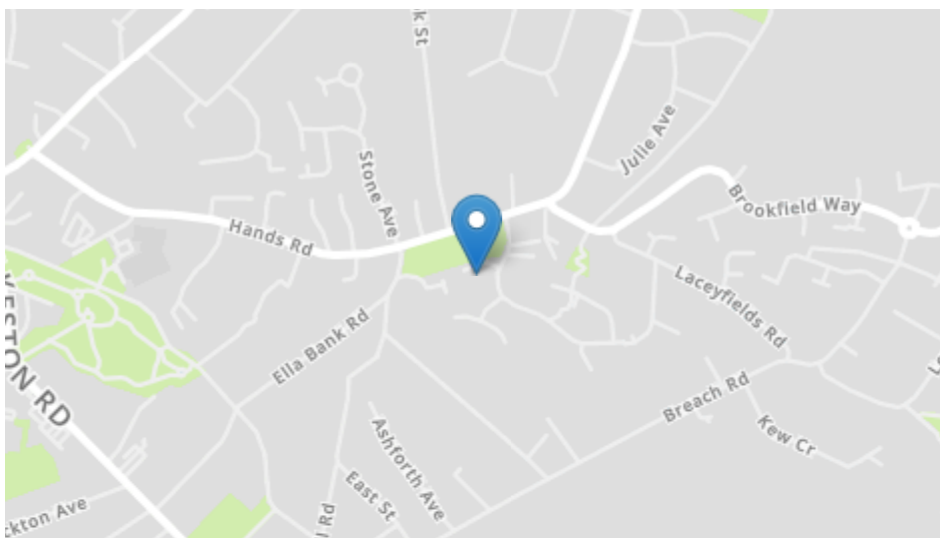
Upton Close, Heanor, DE75 7TT

£190,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 - 26567113

Our Seller says....

- Semi Detached Home
- 2 Bedrooms
- Lounge
- Fitted Kitchen
- Conservatory
- Generous Driveway
- Walking Distance Heanor Town Centre
- School Catchment Area
- Close to Recreation Ground

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

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*** THE ONLY WAY IS UP-TON *** You really will be going 'up' in the world when you set foot through the door of this fabulous 2 bedroom modern home. Having been re-furbished to a very high standard and boasting a spacious fitted kitchen with a range of integrated appliances, living room, large conservatory opening onto a landscaped garden, 2 bedrooms and a modern shower room. The property is located in a tucked away position and benefits from a private driveway providing parking for 2 cars. You need to book your viewing to fully appreciate all that this fantastic home has to offer so call our team today to book your viewing!

Ground Floor

Kitchen

3.75m x 2.57m (12' 4" x 8' 5") UPVC entrance door to the side, a range of matching wall and base units, with granite work surfaces incorporating a ceramic 1.5 sink & drainer unit. Integrated appliances including a waist height steam oven, electric oven, electric hob with extractor over, fridge freezer, washing machine and dishwasher. Tiled flooring, uPVC double glazed window to the front, ceiling spotlights, radiator and door to living room.

Lounge

4.7m x 3.6m (15' 5" x 11' 10") UPVC double glazed window to the rear, uPVC door to conservatory, stairs to first floor and radiator.

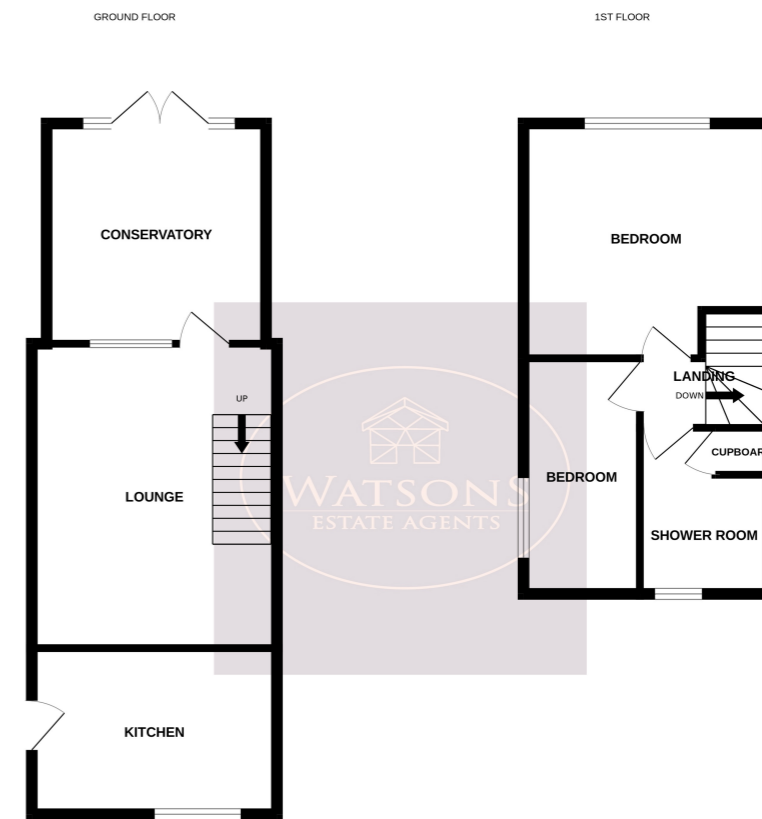
Conservatory

3.30m x 3.39m (10' 10" x 11' 1") UPVC double glazed window to the rear, radiator, underfloor heating, tiled flooring and French doors to rear garden.

First Floor

First Floor Landing

Doors to both bedrooms and bathroom.



While 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 Metreplan 12025

Bedroom 1

3.62m x 3.69m (11' 11" x 12' 1") UPVC double glazed window to the rear and radiator.

Bedroom 2

1.78m x 3.69m (5' 10" x 12' 1") UPVC double glazed window to the side and radiator.

Shower Room

White 3 piece suite comprising wc, wall mounted sink and mains fed cubicle shower. Heated towel rail, extractor fan, airing cupboard housing combination boiler, ceiling spotlights, tiled flooring & walls and an obscured uPVC double glazed window to the front.

Outside

The front of garden boasts a generous gravel driveway, hedged by turfed lawn and a range of shrubbery. The rear garden features a paved seating area, with paved steps leading up to a turfed lawn enclosed by a timber fence with an iron gate to the side.