

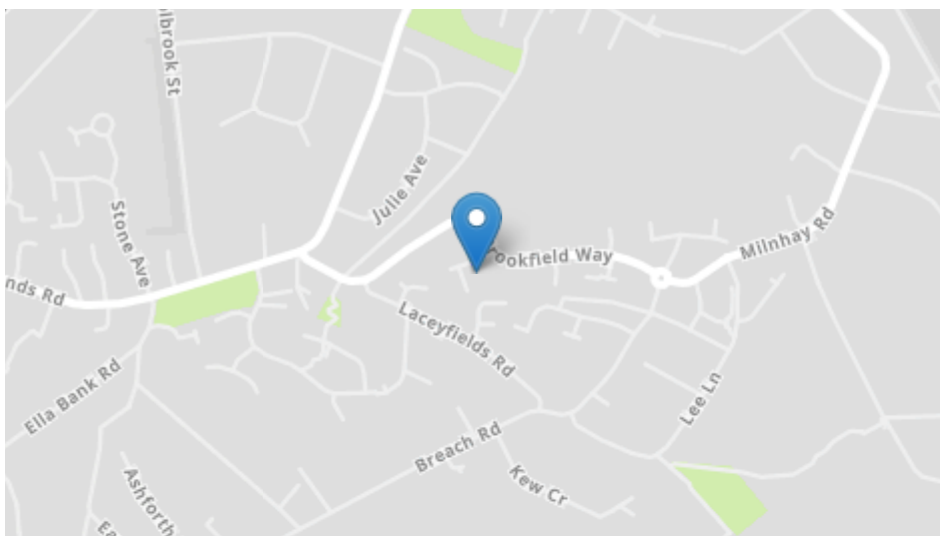
Carrock Avenue, Heanor, DE75 7PF

£230,000

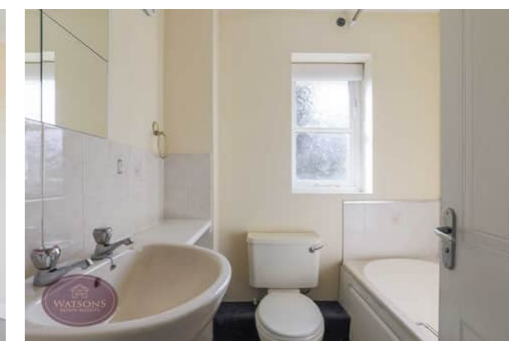


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	81
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 4 Bedrooms
- En Suite To Primary Bedroom
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Driveway & Garage
- Excellent Road & Public Transport Links Including Train
- No Upward Chain

Our Seller says....

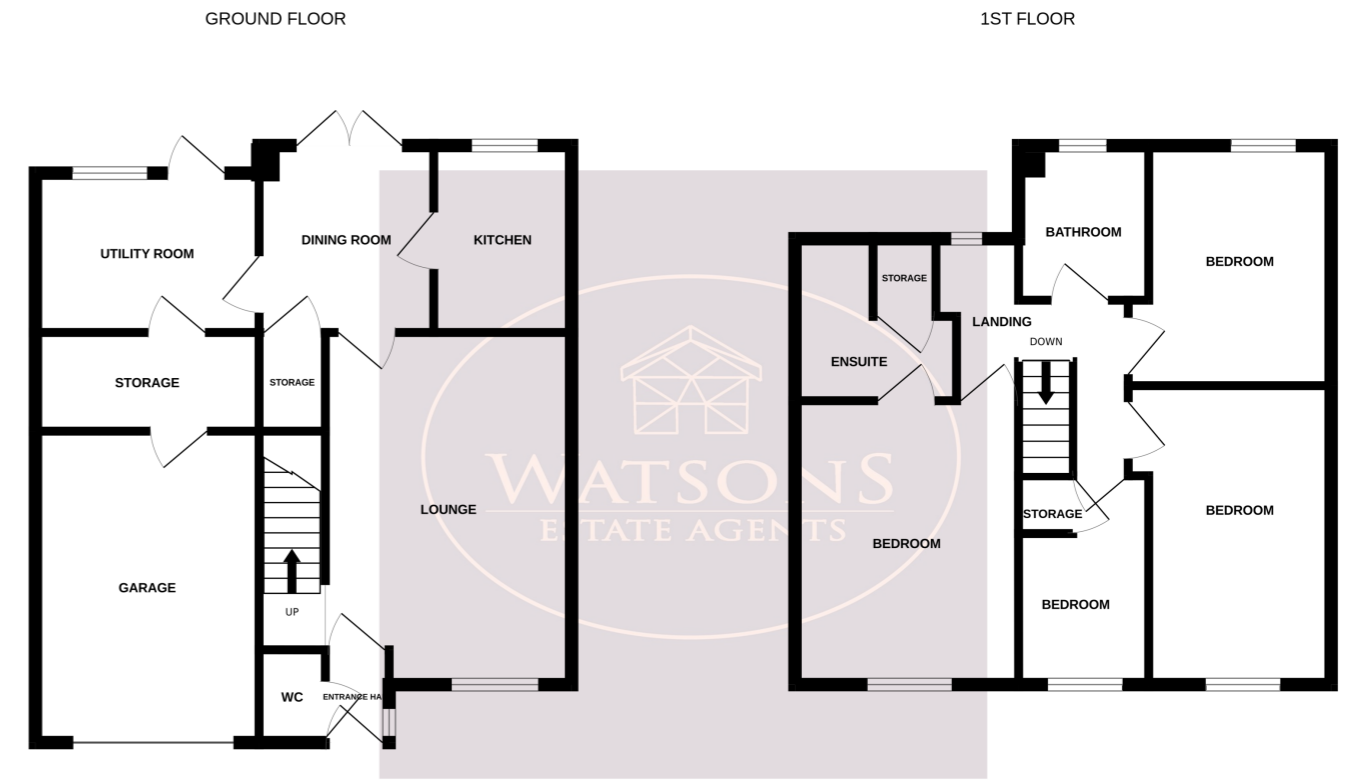
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26843553

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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 8am-8pm - 7days



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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*** A HOME TO MAKE YOUR OWN *** If you're searching for a property you can put your own stamp on then look no further! This property offers just the right amount of space as well as being positioned on a quiet cul de sac, perfect for any first time buyer or family. The property is available with no upward chain and in brief comprises to the ground floor; entrance hall with access to a w/c and opening to a spacious lounge, rear dining room with french doors to the rear leading out to the rear garden, fitted kitchen and utility room provide perfect family necessities, with a further storage room ideal for home office working and giving access to the garage. To the first floor a landing giving access to four bedrooms, the primary bedroom with an en suite, also to the first floor a family bathroom. To the outside a front garden with driveway providing off road parking and giving access to the garage, to the rear garden an enclosed split level garden with patio and lawn areas. Carrock Avenue is conveniently located between Heanor Town Centre and Langley Mill both of which offer a wide range of shops, amenities & public services. Nearby schools include Laceyfields Academy & Marlpool Junior. Bus routes are just a 5 minute walk away with routes to Derby & Nottingham amongst other destinations.

Ground Floor

Entrance Hall

Metal entrance door to the front and doors to the lounge and WC.

WC

WC, wall mounted sink and obscured wooden double glazed window to the front.

Lounge

4.78m x 4.42m (15' 8" x 14' 6") Wooden double glazed window to the front, tiled flooring, feature fire place and door to the dining room. Stairs to the first floor.

Dining Room

2.51m x 2.4m (8' 3" x 7' 10") UPVC double glazed French doors leading to the rear garden, tiled flooring, doors to the kitchen and utility room.

Kitchen

2.52m x 1.85m (8' 3" x 6' 1") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for dishwasher, tiled flooring, wooden double glazed window to the rear and door to the storage cupboard.

Utility Room

A range of matching base units, work surfaces incorporating a stainless steel sink, plumbing for washing machine. Wooden double glazed window to the rear and door to the store room.

First Floor

Landing

Wooden double glazed window to the rear and doors to all bedrooms and bathroom.

Primary Bedroom

3.81m x 3.33m (12' 6" x 10' 11") Wooden double glazed window to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Extractor fan and storage cupboard.

Bedroom 2

4.06m x 2.51m (13' 4" x 8' 3") Wooden double glazed window to the front and radiator.

Bedroom 3

3.24m x 2.51m (10' 8" x 8' 3") Wooden double glazed window to the rear and radiator.

Bedroom 4

2.19m x 1.81m (7' 2" x 5' 11") Wooden double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Radiator.

Outside

To the front of the property is a paved driveway providing ample off road parking and leads to the integral garage with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio and timber decking seating area. The garden is enclosed by timber fencing to the perimeter.