

Hazel Close, Heanor.

£190,000 Freehold

REDUCED



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For sale' this two bedroom detached bungalow in quiet residential spot. Situated in cul de sac, the property boasts sizeable living accommodation on enviable plot. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Breakfast Kitchen, Lounge, Bedroom One, Bedroom Two, Family Bathroom and Conservatory to rear. Externally, the property features a sizeable front lawn, driveway fit to house multiple vehicles to the side elevation and a private rear enclosed garden accessed via French doors from the house.

FEATURES

- Cul De Sac location
- Ideal for first time buyers
- Perfect Downsize
- Driveway Parking for Multiple Vehicles
- Private Rear Garden
- Quiet Residential Location
- Requiring Some General Improvement



ROOM DESCRIPTIONS

Entrance Hall

Accessed via double glazed UPVC door to side elevation, with wall mounted radiator, wood effect flooring and doorways to; Kitchen, Lounge, Bedroom One, Bedroom Two and Bathroom. Loft hatch is located here.

Kitchen

12' 4" x 7' 3" (3.76m x 2.21m) Featuring a range of base cupboards and eye level units with complimentary worktop integrating stainless steel one and a half bowl sink and tiled splashback. There is under counter plumbing/space for washing machine. Double glazed windows to front and side elevation, tiled flooring and mini wall mounted radiator all feature whilst the gas central heating boiler is also located here.

Lounge

With feature fireplace housed in decorative surround, original wooden flooring, wall mounted radiator and double glazed window to front elevation.

Conservatory

15' 9" x 8' 2" (4.80m x 2.49m) UPVC double glazed conservatory with wall mounted radiator, tiled flooring and double glazed French doors accessing rear enclosed garden.

Bedroom One

11' 0" x 10' 3" (3.35m x 3.12m) With double glazed window, wall mounted radiator and wood effect flooring. Bedroom hosts a range of fitted closet space with a wealth of hanging/storage capacity.

Bedroom Two

8' 7" x 7' 10" (2.62m x 2.39m) With double glazed window to side elevation, wall mounted radiator, original wooden flooring and double glazed French doors accessing Conservatory.

Bathroom

6' 2" x 5' 5" (1.88m x 1.65m) A three piece suite comprising; Double walk-in shower, vanity handwash basin and low level WC. The walls and flooring are completely tiled whilst wall mounted heated towel rail and double glazed obscured window to side elevation complete the space.

Outside

Externally, the property features a sizeable front lawn, driveway fit to house multiple vehicles to the side elevation and a private rear enclosed garden accessed via French doors from the house.

Council Tax

We understand that the property currently falls within council tax band C, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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.

FLOORPLAN & EPC

