

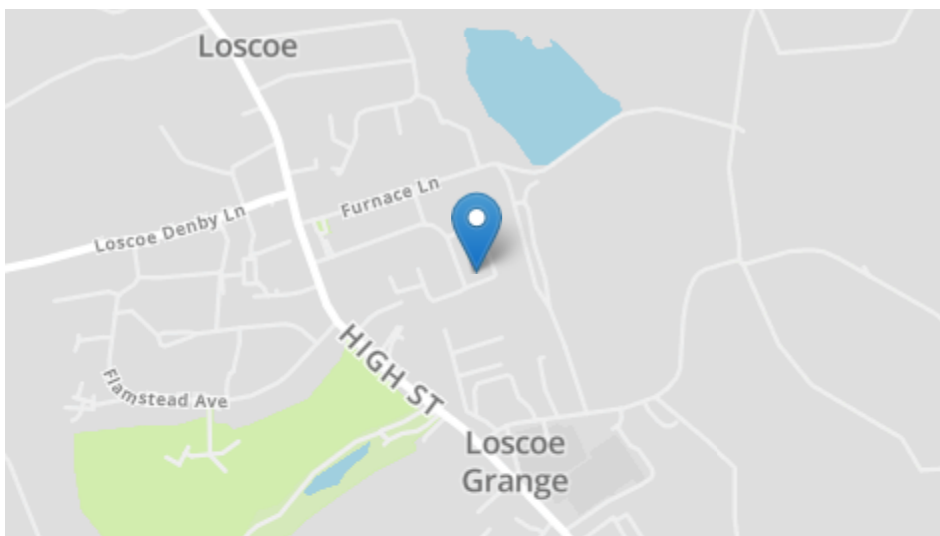
Long Wood Close, Loscoe, Heanor, DE75 7WR

£375,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(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 - 27201177

- Detached Family Home Built in 2021
- 4 DOUBLE Bedrooms
- 3 Reception Rooms
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Study
- Driveway & Double Garage
- 8 Years NHBC Certificate
- Beautifully Presented Throughout

Our Seller says....

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.



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*** SHOW HOME STANDARD! *** Built only 2 years ago, this FORMER SHOW HOME has been well maintained and enhanced to provide an exceptional family home in the popular village of Loscoe. First to view will buy! The quiet location gives easy access to a wealth of nearby amenities including, school, park & pubs, as well as all the shops of nearby towns of Heanor & Langley Mill. The accommodation will tick a lot of boxes for families, comprising in brief: entrance hall, wc, lounge, dining room, dining kitchen, utility room, study, upstairs landing to the 4 DOUBLE bedrooms (en suite to primary) and family bathroom. This particular plot benefits from extensive additional parking to the front along with the detached double garage, whilst the appealing rear has been very well maintained and is great space to enjoy the Spring & Summer months. We invite personal inspection to fully appreciate what is a superb home which simply sells itself!

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, built in storage cupboard/cloak room and radiator. Doors to the lounge, dining room, study, downstairs WC.

WC

WC, pedestal sink unit, radiator and extractor fan.

Lounge

5.25m into the bay x 3.76m (17' 3" x 12' 4") UPVC double glazed bay window to the front, Inglenook fire place with inset space multi fuel burner style fire. Radiator, media wall with integrated TV point & feature display. French doors to the dining room.

Dining Room

3.76m x 3.42m (12' 4" x 11' 3") Radiator, door to the kitchen and French doors leading to the rear garden.

Dining Kitchen

5.14m x 2.85m (16' 10" x 9' 4") A range of matching wall & base units, work surfaces incorporating and inset one & a half bowl stainless steel sink & drainer unit with flexi tap. Integrated appliances to include waist height double electric oven & grill and 5 ring gas hob with extractor over, fridge freezer and dishwasher. UPVC double glazed window to the rear, ceiling spotlights, radiator and French doors leading to the garden and door to the utility room.

Utility Room

2.4m x 1.74m (7' 10" x 5' 9") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit, plumbing for washing machine, integrated boiler, radiator and composite door to the side.

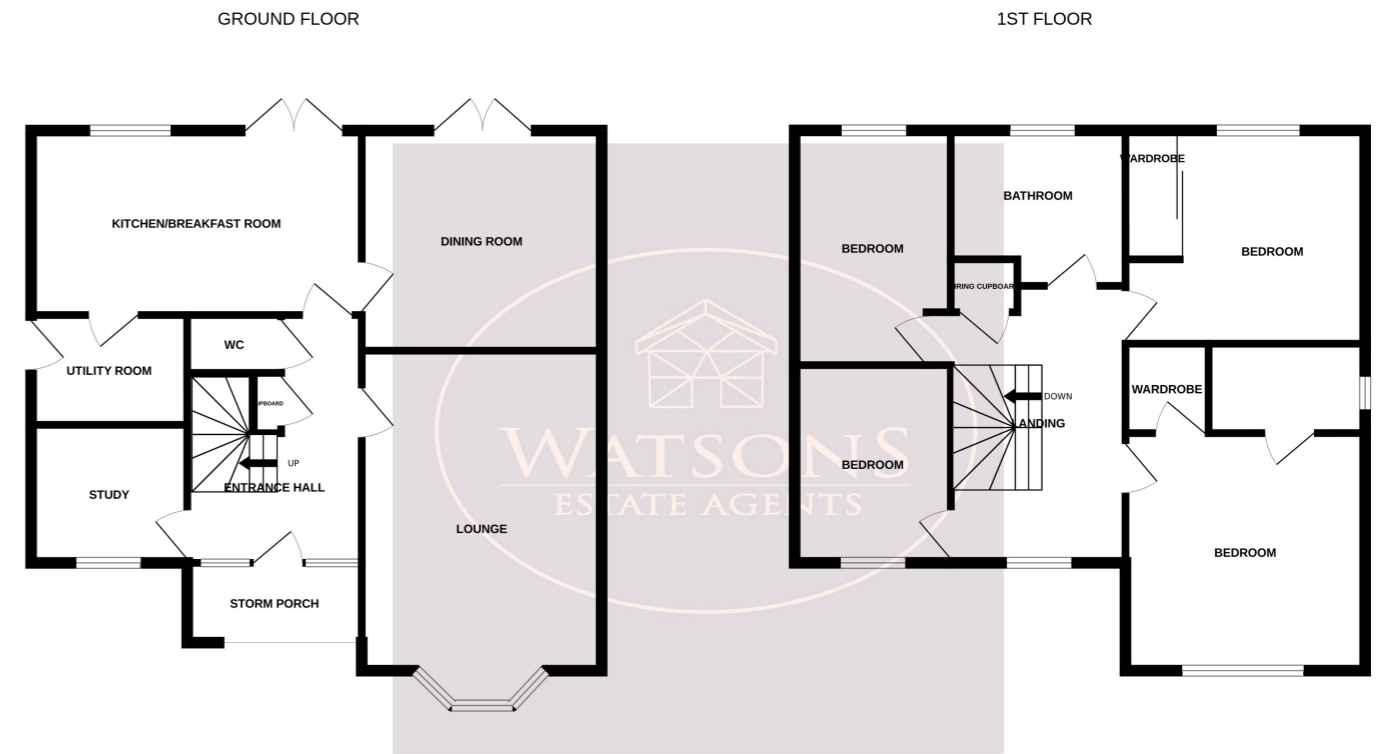
Study

2.43m x 2.15m (8' 0" x 7' 1") UPVC double glazed window to the front and radiator.

First Floor

Landing

UPVC double glazed window to the front, airing cupboard housing the hot water tank, access to the attic (partly boarded) radiator 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

3.72m x 3.7m (12' 2" x 12' 2") UPVC double glazed window to the front, radiator, walk in wardrobe 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. Radiator, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

3.71m x 3.46m (12' 2" x 11' 4") UPVC double glazed window to the rear, fitted sliding door wardrobes and radiator.

Bedroom 3

3.78m x 2.79m (12' 5" x 9' 2") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.14m x 2.53m (10' 4" x 8' 4") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A tarmac and block paved driveway provides off road parking for 5 cars and leads to the detached double garage with 2 up & over doors, power and boarded attic. The rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.