

Hands Road, Heanor, Derbyshire. DE75 7HB

£650,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this beautifully presented large executive family home located in a quiet cul-de-sac position and benefiting from a sizable landscaped garden. The property offers large living accommodation throughout this comprises of a reception hallway, cloakroom/WC, double bedroom with en-suite shower facility and dressing room, kitchen, office or reception room (Potential Bedroom 6) and double garage all to the ground floor. The first floor is where the main living space is and this is divided into two areas, one being a stunning Open Plan family living kitchen and the other being a extensive lounge. (There is also a WC on this floor) The second floor comprises of four double bedrooms with the master bedroom having an en-suite shower facility, extremely large landing and family bathroom. The property has been built within the last 20 years and benefits from a sizable family garden with mature boundaries screening neighbouring properties.

## FEATURES

- Extensive Executive Detached Residence
- 5/6 Bedrooms
- 3 Storeys
- Stunning Open Plan Living, Dining Entertainment Area
- Huge Living Room With Feature Fireplace
- Self Contained Living Is Possible
- Large Family Garden
- Quiet Cul-De-Sac Location
- View Essential!
- COUNCIL TAX BAND E



# ROOM DESCRIPTIONS

## Ground Floor

### Reception Hall

2.03m x 6.01m (6' 8" x 19' 9") With sealed unit double glazed door with adjoining obscured window leading in from the front elevation, staircase to the 1st floor landing, wall mounted radiator, spotlighting and coving to ceiling, wood floor covering. Internal doors access the downstairs WC, ground floor bedroom 5, dressing room&ensuite, kitchen and office/reception room/garden room/bedroom 6. The double garage can also be accessed from the main entrance hallway.

### Cloakroom/WC

2.03m x 1.63m (6' 8" x 5' 4") This well presented two piece suite comprises of an adjoining encased WC and wall mounted wash hand basin with storage space beneath, granite work surface and tiled splashback areas. Double glazed obscured window to the rear elevation, wall mounted radiator, wood floor covering, spotlights and extractor fan to ceiling.

### Study/Garden Room/Bedroom 6

4.94m x 3.04m (16' 2" x 10' 0") Located to the rear of the property is the sizeable room currently use as an office/workshop with wood floor covering, wall mounted radiator, decorative coving and double glazed window and French doors to the rear elevation.

### Bedroom 5

3.56m x 3.52m (11' 8" x 11' 7") With double glazed window to the front elevation, decorative coving, wall mounted radiator and archway leading to dressing area.

### Dressing Room

1.39m x 2.05m (4' 7" x 6' 9") With wall mounted radiator and inbuilt double fitted wardrobe providing ample storage in hanging space, spotlighting to ceiling and internal door leading to an en-suite shower facility.

### En-Suite

1.42m x 2.05m (4' 8" x 6' 9") This well appointed three-piece shower suite comprises of an adjoining vanity unit and encased WC with granite work surface, fully tiled walls and floor, wall mounted chrome heated towel rail, extractor fan to wall, spotlights to ceiling and a large shower enclosure with floor to ceiling complimentary shower screen and wall mounted mains fed shower and attachment over.

### Ground Floor Kitchen

3.56m x 3.13m (11' 8" x 10' 3") The spacious ground floor kitchen comprises of a range of matching wall and base high gloss units with modern flat edged work surfaces incorporating a single stainless steel sink drainer unit with mixer taps and complimentary splashback areas. Wood floor covering, space and plumbing for washing machine, space and vent for dryer, integrated electric oven, gas hob and stainless steel extractor canopy over, wall mounted radiator and double glazed sealed unit door to the rear elevation allowing access into the rear garden.

## First Floor

### Landing

2.05m x 6.80m (6' 9" x 22' 4") Accessed via the main entrance hallway is this spacious landing with double glazed window to the front elevation, decorative coving and spotlighting to ceiling, wall mounted radiator and secondary staircase to the second floor landing. Internal oak doors allowing for access into the living/kitchen, living room and first floor WC.

### Open Plan Living/Kitchen/Dining Room

3.59m x 8.91m (11' 9" x 29' 3") This stunning room is the hub of the house and comprises of a kitchen, dining and living area benefiting from dual aspect windows to the front and rear elevations that create high levels of natural light.

**Kitchen Area** - The magnificent kitchen comprises of a range of wall and base mounted matching units with a mixture of solid woodwork surfaces and granite incorporating a modern one and a half bowl sink drainer unit with mixer taps. The kitchen incorporates numerous appliances to include induction hob, electric oven, fridge/freezer, convection microwave oven, dishwasher and wine cooler. Located between the kitchen and dining areas is a attached contrasting island with granite work surface creating additional storage space and providing a large seating area. The continuation of the floor covering from the kitchen runs through to the dining room and onto the living area.

### Open Plan Living/Kitchen/Dining Room continuation..

**Dining Area** - With wood effect laminate floor covering and spotlighting to ceiling and internal oak door accessing the first floor landing.

**Living Area** - With double glazed window to the front elevation, wall mounted radiator, TV point and spotlighting.

## First Floor WC

1.34m x 1.60m (4' 5" x 5' 3") This well presented two piece adjoining suite contains, an encased WC with attached vanity unit with granite work surfaces and tiled splashback areas. Wall mounted radiator, double glazed obscured window, vinyl floor covering and useful double inbuilt Linen storage cupboard with modern sliding frontage doors.

## Huge Living Room

4.94m x 7.46m (16' 2" x 24' 6") This beautiful light and airy room benefits from windows to the rear and side elevations and superb double glazed French doors to the front elevation allowing for access onto a very attractive entertaining balcony. Wall mounted radiators, TV and telephone points, decorative coving to ceiling and space for many pieces of furniture. The feature focal point of the room is an exposed large chimney breast with modern inset log burner, feature timber lintel and raised tiled hearth.

## Second Floor

### Second Floor Landing

2.02m x 6.80m (6' 8" x 22' 4") Accessed from the first floor landing with double glazed window to the front elevation, reading area, wall mounted radiator, decorative coving and spotlights to ceiling, loft access point.

### Bedroom 1 (Master)

3.59m x 3.95m (11' 9" x 13' 0") With large double glazed window to the rear elevation offering superb views of the rear garden. Wall mounted radiator, decorative coving to ceiling and a range of modern in-built fitted wardrobes with sliding mirrored fronted doors. Internal door leads to an en-suite shower facility.

### En-Suite

1.59m x 2.02m (5' 3" x 6' 8") This beautifully appointed three-piece shower suite comprises of an attached and encased WC and vanity unit, double glaze obscured window to the rear elevation, fully tiled walls, wall mounted electrical shaver point, vinyl floor covering, wall mounted chrome heated towel rail and large shower enclosure with mains fed shower attachment over with complimentary glass shower screen.

### Bedroom 2

5.01m x 3.38m (16' 5" x 11' 1") Larger than the master suite with double glazed window to the front elevation, wall mounted, radiator, decorative coving to ceiling, space for numerous pieces of bedroom, furniture and inbuilt double fitted wardrobe with sliding mirrored front doors.

### Bedroom 3

3.64m x 3.45m (11' 11" x 11' 4") With double glazed window, wall mounted radiator, shelving, decorative coving and a range of inbuilt fitted wardrobes with sliding mirrored fronted doors providing ample storage and hanging space.

### Bedroom 4

3.00m x 3.23m (9' 10" x 10' 7") With double glazed window to the rear elevation enjoying views over the garden, wall mounted radiator, decorative coving and inbuilt fitted wardrobes with sliding mirrored fronted doors.

### Family Bathroom

2.41m x 2.02m (7' 11" x 6' 8") Echoing the bathroom suite in the en-suite and cloakroom and incorporating an encased WC and attached vanity unit, modern tiling to walls contrasting floor covering and large bathtub with wood panelled and mains fed shower and attachment over with complimentary glass shower screen. The backdrop to the bath has been recently clad, extractor fan, spotlights to ceiling, wall mounted chrome heated towel rail and double glazed obscured window.

### Outside

The substantial front elevation offers a full width block paved driveway providing parking for numerous vehicles giving access to an integral double garage with electric up and over door, light and power (currently used as a gymnasium). Timber fenced boundaries border neighbouring properties with a range of mature trees providing high levels of privacy.

The rear and side gardens create a sizable garden that has been landscaped over a few years to create a usable family space. The garden is mainly laid to lawn with enclosed fenced boundaries, stocked flowerbed, borders, large patio entertaining terrace, outside power, and lighting.



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