

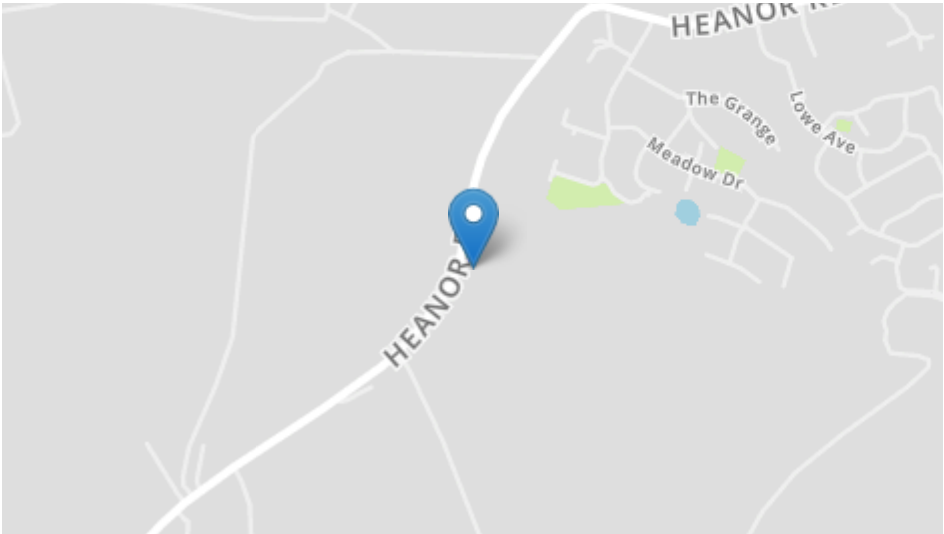
102 Heanor Road, Smalley, Ilkeston, Derbyshire, DE7 6DX

£260,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	88
England, Scotland & Wales		EU Directive 2002/91/EC



- Semi Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen
- Beautifully Presented Throughout
- Front & Rear Gardens
- Superb Open Views
- Sought-After Location
- Viewing Highly Recommended

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 - 28943749

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

0115 938 5577  
8am-8pm - 7days





\*\*\*SUPERB OPEN VIEWS IN SOUGHT AFTER SMALLEY \*\*\* A rare opportunity to purchase a traditional three bedroom semi detached property in the sought-after village of Smalley with stunning open views to the rear. Well presented throughout and enjoying superb open country views, this immaculate home is a MUST VIEW. The accommodation in brief comprises: entrance hall, lounge and dining kitchen fitted with modern shaker style units. On the first floor, the landing leads to the three bedrooms, two of which are double and the bathroom which is fitted with a traditional three piece suite. Outside, the elevated decking area and lawned garden is a real selling point and has to be seen in person to be appreciated. An additional benefit of this popular village is the catchment for Smalley Pre-school (Ofsted rated 'good') as well as access to countryside walks and a range of amenities in nearby Heanor Town Centre. Call Watsons to book your viewing.

Ground Floor

Entrance Hall

Composite entrance door, stairs to the first floor, uPVC double glazed window to the side, radiator, wood effect laminate flooring, under stairs storage housing the Worcester Bosch combination boiler and doors to the lounge and dining kitchen.

Lounge

4.66m x 3.14m (15' 3" x 10' 4") UPVC double glazed bay window to the front, traditional style radiator & feature fire place with solid beam & subway tiled back & hearth.

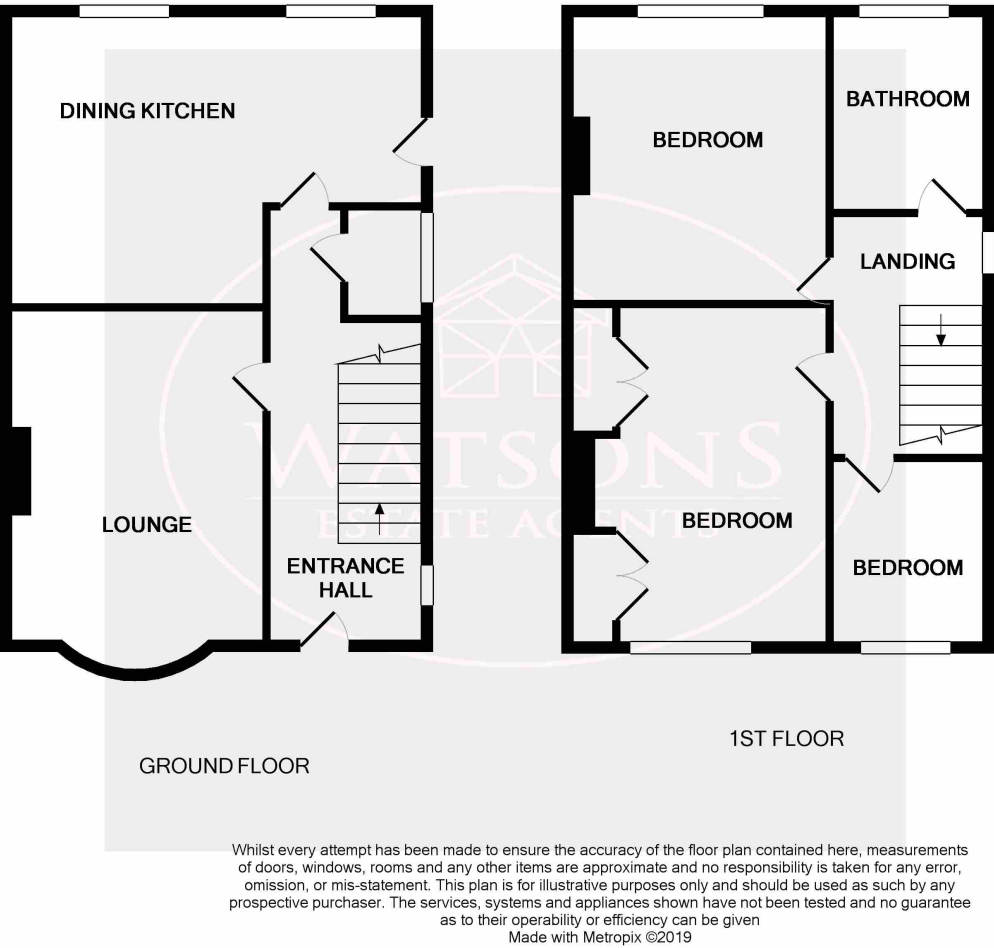
Dining Kitchen

5.14m x 3.32m (16' 10" x 10' 11") A range of matching shaker style wall & base units, work surfaces incorporating a ceramic sink unit & drainer with mixer tap, subway tiled splash back, plumbing for washing machine, Inglenook style inset space for 5 ring cooker, tiled flooring, 2 x uPVC double glazed window to the rear, 2 x radiators and door to the rear garden.

First Floor

Landing

UPVC double glazed windows to the side. Doors to bedrooms & bathroom.



Bedroom 1

3.35m x 3.2m (11' 0" x 10' 6") UPVC double glazed window to the rear with open views, feature wall panelling and radiator.

Bedroom 2

3.96m x 2.79m (13' 0" x 9' 2") UPVC double glazed window to the front, two built in wardrobes.

Bedroom 3

2.91m x 1.83m (9' 7" x 6' 0") UPVC double glazed window to the front, access to the attic, radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit & roll top bath with rainfall effect shower over. Obscured uPVC double glazed window to the rear, chrome heated towel rail, exposed wooden flooring & partially tiled wall.

Outside

The private rear garden comprises of an elevated timber decking area with steps leading down to a lawned garden and a low maintenance bark area with views out to the countryside. Other features include a timber built summer house with power and lighting. The rear garden is enclosed by timber fencing with side gated access. The front lawned garden is enclosed by hedging & picket fence with gated access.