

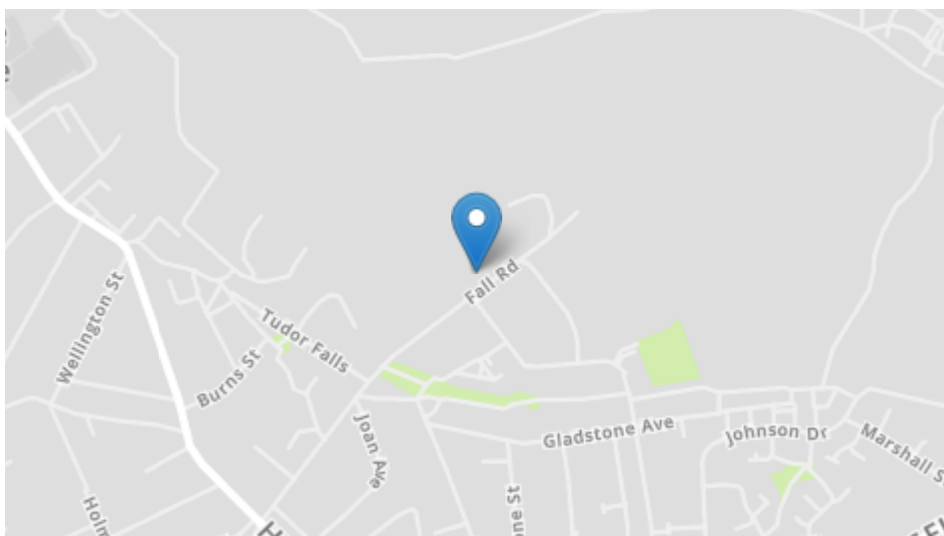
Fall Road, Heanor, DE75 7PQ

£240,000



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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			
		68	83
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 - 27548230

Our Seller says....

- Semi Detached House
- 4 Bedrooms
- Downstairs WC/Utility Room
- Garden Room
- Driveway, Car Port & Garage
- Private Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links

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
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GROUND FLOOR

1ST FLOOR



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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*** FALL IN LOVE ON FALL ROAD *** This street on the outskirts of Heanor is particularly well regarded, but this one offers much more than you might expect. An EXTENSION provides great space and the immaculate rear garden with good privacy makes this an excellent all round family home. In brief, the accommodation comprises: entrance hall, wc/utility room, lounge, open plan dining kitchen which extends into a lovely garden room overlooking the private rear. Upstairs, the landing leads to the 4 bedrooms, bathroom and separate wc. Outside, there is good off street parking to the front and running alongside with a car port and detached garage, whilst the lawned rear is particularly appealing space to enjoy the Summer months. The desirable location gives easy access to a wealth of amenities in Heanor Town Centre as well as good transport links, whilst there are also lovely countryside walks nearby. We would invite you to view in person to see how this has been a much loved long term family home. Call our sales team now.

Ground Floor

Entrance Hall

Built in storage cupboard, radiator and doors to the lounge, kitchen and WC/Utility Room.

WC/Utility Room

Concealed cistern WC, vanity sink unit. A range of matching wall & base units, plumbing for washing machine, chrome heated towel rail and obscured uPVC double glazed window to the rear

Lounge

3.67m x 3.66m (12' 0" x 12' 0") UPVC double glazed window to the front, radiator, inset space for electric fire, door to the stairs to the first floor with uPVC double glazed obscured window at the bottom.

Dining Kitchen

5.81m x 2.62m (19' 1" x 8' 7") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include; waist high electric double oven & grill, electric hob with extractor over and dishwasher. Wood effect laminate flooring, ceiling spotlights, radiator, uPVC double glazed window to the side, door to the side and open to the garden room.

Garden Room

3.16m x 3.1m (10' 4" x 10' 2") Brick & uPVC double glazed construction with integrated shutter blinds, radiator, wood effect laminate flooring, slate roof and French doors to the rear garden and door to the side.

First Floor

Landing

Access to the attic (fully boarded with drop down ladder) and doors to all bedrooms and bathroom and WC.

Bedroom 1

3.65m x 3.3m (12' 0" x 10' 10") UPVC double glazed window to the front, radiator and walk in wardrobe with obscured uPVC double glazed window to the front.

Bedroom 2

3.06m x 2.84m (10' 0" x 9' 4") UPVC double glazed window to the rear, fitted furniture and radiator.

Bedroom 3

2.77m x 2.33m (9' 1" x 7' 8") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.85m x 2.26m (9' 4" x 7' 5") UPVC double glazed window to the front and radiator.

Bathroom

2 piece suite comprising vanity sink unit and bath with electric shower over, chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a tarmac driveway providing ample off road parking leading to the carport and garage (measuring 7.27m x 3.31m) with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed, external tap and power point and is enclosed by timber fencing to the perimeter.