

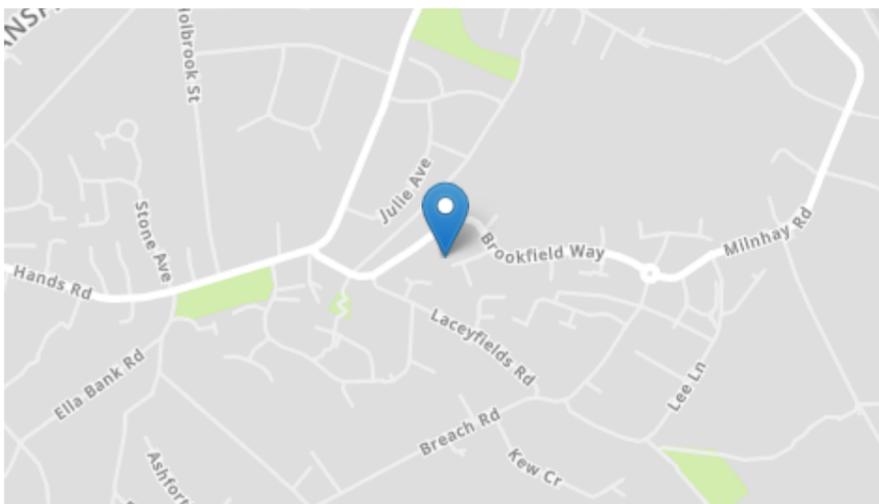
Brookfield Way, Heanor, DE75 7NX

£180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 - 30048472

- Structurally Semi Detached
- Two Double Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Conservatory
- Three Piece Shower Room
- Enclosed Low Maintenance Rear Garden
- Off Road Parking
- Close To Amenities & Transport Links
- Great Road Links

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.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days



\*\*\* MAKE YOUR MOVE THE RIGHT "WAY" ON BROOKFIELD WAY! \*\*\* This structurally semi detached home offers well presented and practical accommodation, making it an ideal purchase for first time buyers or those looking to step onto the property ladder. The property is conveniently located close to local amenities and transport links, while also benefiting from great road connections to nearby towns and commuter routes. The accommodation comprises an entrance porch leading into a spacious lounge with feature fireplace and stairs rising to the first floor, creating a comfortable and welcoming living space. To the rear is a fitted dining kitchen with a range of units and integrated appliances, open through to a bright conservatory which overlooks the garden and provides an additional reception area ideal for relaxing or entertaining. To the first floor there are two double bedrooms, both offering good proportions, along with a modern three piece shower room fitted with a walk in shower for convenience. Externally, the property benefits from a low maintenance enclosed rear garden with patio and artificial lawn, creating a private outdoor space that is easy to enjoy with minimal upkeep. To the front there is a neat lawned garden with pathway leading to the entrance. Offering comfortable living space, a convenient location and excellent value for first time buyers, this lovely home is ready for its next chapter. Contact our team today to arrange your viewing! 0115 938 5577 (Option 2)

#### Ground Floor

##### Porch

UPVC entrance door and door to the lounge.

##### Lounge

4.88m x 3.87m (16' 0" x 12' 8") UPVC double glazed window to the front, two radiators, feature fireplace with inset electric fire, stairs to first floor and door to dining kitchen.

##### Kitchen

3.85m x 2.68m (12' 8" x 8' 10") A range of matching wall and base units with work surfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, gas hob with extractor fan over, plumbing for dishwasher and space for fridge freezer. UPVC double glazed window to the rear, ceiling spotlights, laminate wood flooring, radiator and open access to the conservatory.

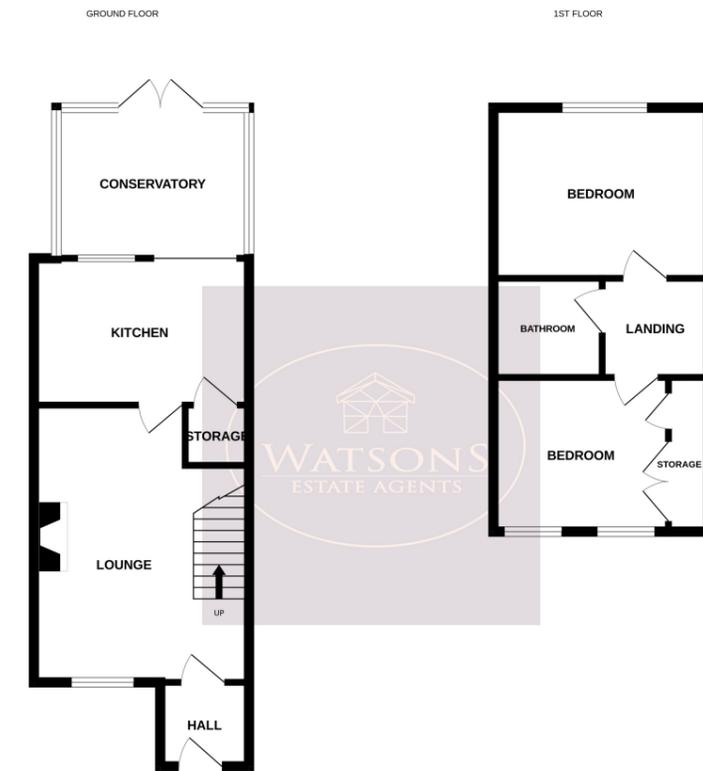
##### Conservatory

3.40m x 2.64m (11' 2" x 8' 8") UPVC double glazed windows to the sides and rear, laminate wood flooring, and uPVC French doors to the rear.

#### First Floor

##### Landing

Doors to both 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 quantity or efficiency can be given.  
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##### Bedroom 1

3.94m x 2.92m (12' 11" x 9' 7") UPVC double glazed window to the rear, fitted wardrobes and radiator.

##### Bedroom 2

3.81m x 2.67m (12' 6" x 8' 9") 3.96m x 2.70m (13' 0" x 8' 10") Two uPVC double glazed windows to the front, fitted wardrobes and radiator.

##### Shower Room

White three piece suite comprising wc, wall mounted sink and mains fed walk in shower. Tiled walls, tiled flooring and ceiling spotlights.

##### Outside

To the front is a paved pathway with artificial turfed lawn to the side. giving access to the entrance door. The rear garden features an artificial lawn with paved patio at the rear and timber gates, the garden is palisaded by timber fencing and there is a private passage providing access to the garden from the front of the property.

##### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen, it was installed in 2001 and it was last serviced in 2023. The driveway is shared and there is a legal right of way to get to the property.

We have been advised by the current owner that the property was originally constructed as a 'semi detached' property but shortly afterwards the original builder decided to construct a further home adjoining and butting up to the side. Number 12 is technically 'structurally' semi detached but appears from the front as a mid terrace. The current owner purchased the property as a semi detached and it was previously marketed as a semi detached.