



**St. Lawrence Close
Heanor, Derbyshire DE75 7AN**

AN EXTREMELY WELL PRESENTED
RECENTLY RENOVATED THROUGHOUT
TWO BEDROOM SEMI DETACHED
BUNGALOW.

Offers Around £229,950 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RECENTLY RENOVATED THROUGHOUT TWO BEDROOM SEMI DETACHED BUNGALOW POSITIONED IN THIS RESIDENTIAL CUL DE SAC LOCATION.

With single level accommodation comprising of a side entrance hall, spacious living room with fantastic views from the front window, two bedrooms, shower room, kitchen and rear lobby/utility room.

The property also benefits from gas fired central heating from combination boiler situated in the roof space, double glazing throughout, off-street parking and garage with power and lighting.

To the rear of the property there are fantastically manicured and landscaped gardens incorporating a raised patio area, shaped lawn and well stocked borders housing a variety of bushes and shrubbery with an additional decked seating space, making the most of the views to the side.

As previously mentioned, the property is located within this residential cul de sac location situated only a short distance from the shops, services and amenities in Heanor centre. There is also easy access to good transport links and open countryside.

We highly recommend an internal viewing.



ENTRANCE HALL

10'11" x 4'4" (3.33 x 1.34)

Doors to all bedrooms, shower room and kitchen. Feature composite and stained double glazed panel side entrance door with double glazed window to the side of the door, meter cupboard box, radiator, coving, double closet and loft access point to a partially boarded, lit and insulated loft space which also houses the gas fired combination boiler for central heating and hot water purposes.

LIVING ROOM

17'6" x 12'4" (5.35 x 3.77)

Feature double glazed window to the front (with fitted blinds) making the most of the views beyond, radiator, ample space for dining table and chairs, coving, media points.

KITCHEN

10'10" x 7'8" (3.32 x 2.34)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble effect square edge work surfacing incorporating single sink and draining board with central swan-neck mixer tap and decorative tiled splashbacks. Fitted four ring gas hob with pull cord extractor canopy over, in-built eye level double oven and combination grill, space for full height fridge/freezer, double glazed window to the rear (with fitted roller blinds), radiator, coving.

BEDROOM ONE

12'4" x 11'9" (3.77 x 3.60)

Double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator, coving.

BEDROOM TWO

10'11" x 9'1" (3.35 x 2.77)

Double glazed window to the front (with fitted roller blind) also making the most of far reaching views over rolling countryside, radiator, fitted double closet with matching overhead storage cupboards.

SHOWER ROOM

7'5" x 5'5" (2.28 x 1.67)

Modern recently re-fitted three piece suite comprising walk-in double size shower cubicle with dual attachment

mains shower, glass screen, wash hand basin with waterfall style mixer tap with double storage cupboards beneath, push flush WC. Tiling to the walls, double glazed window to the side, spotlights, extractor fan, wall mounted bathroom cabinet, ladder towel radiator.

REAR LOBBY/UTILITY ROOM

12'6" x 3'4" (3.83 x 1.04)

Double glazed window to the side, radiator, uPVC panel and double glazed exit door opening to outside with full height double glazed window to the side of the door, space for tumble dryer, wall mounted double storage cabinet, opening through to a wash room which houses the plumbing for the washing machine, with tiled walls and floor.

OUTSIDE

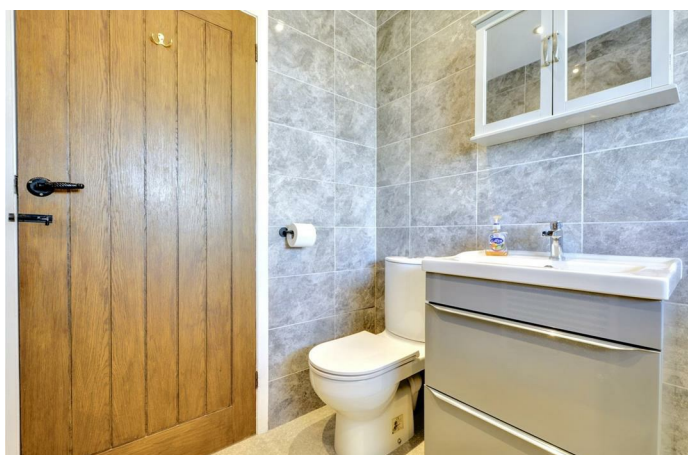
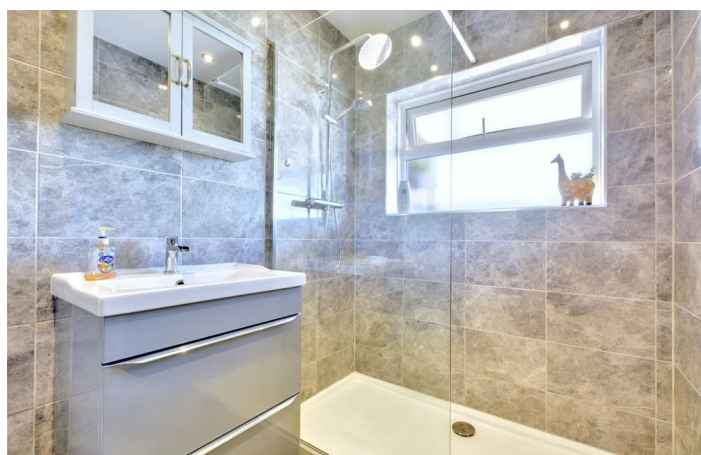
To the front of the property there is a garden lawn with decorative stone chippings and planted bushes and shrubbery. Stepped access leading towards the side entrance door and a tarmac driveway leading down the right hand side of the property providing off-street parking via a lowered kerb entry point.

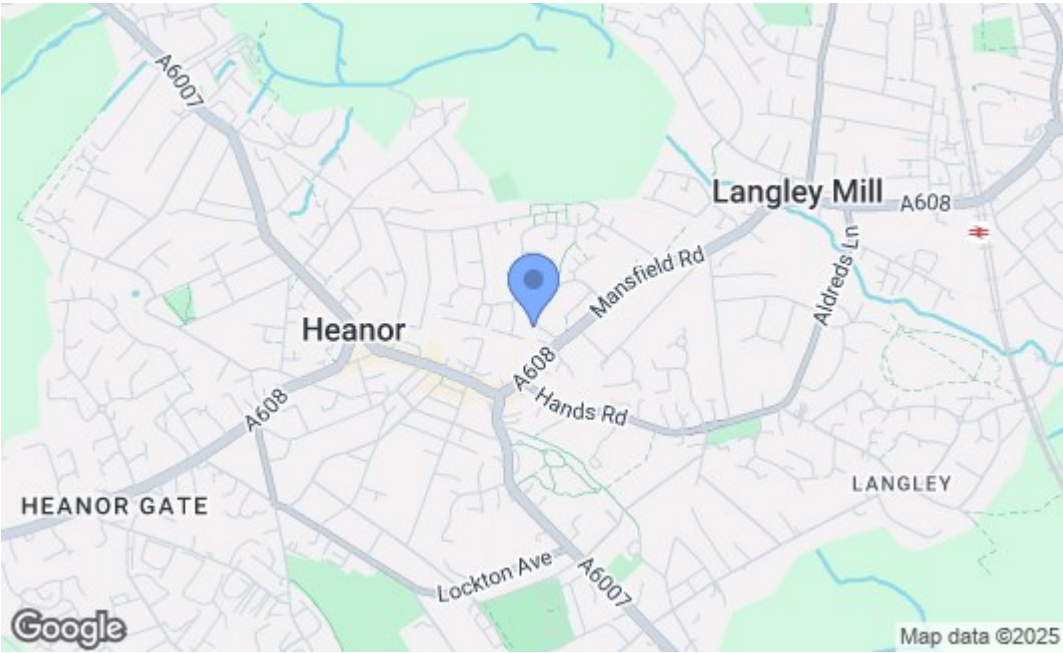
TO THE REAR

The rear garden has been recently landscaped and manicured, comprising a raised paved patio seating area with decorative block paved edging, making the most of the fantastic views over the rolling countryside. Steps then lead down to the lower part of the garden which has a shaped lawn, planted borders and rockery housing a variety of specimen bushes and shrubbery. To the rear part of the garage there is a pathway which leads to the rear garage door beyond which is an entertaining decked space leading onto a decorative low maintenance gravel section. Within the garden there is an external water tap and lighting point.

DIRECTIONS

From Heanor town centre, proceed onto Church Lane, dropping down the hill before taking a left hand turn onto St Lawrence Close. The property can then be found at the head of the cul de sac.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.