



Western Drive  
Heanor, Derbyshire DE75 7DP

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**Asking Price £210,000 Freehold**





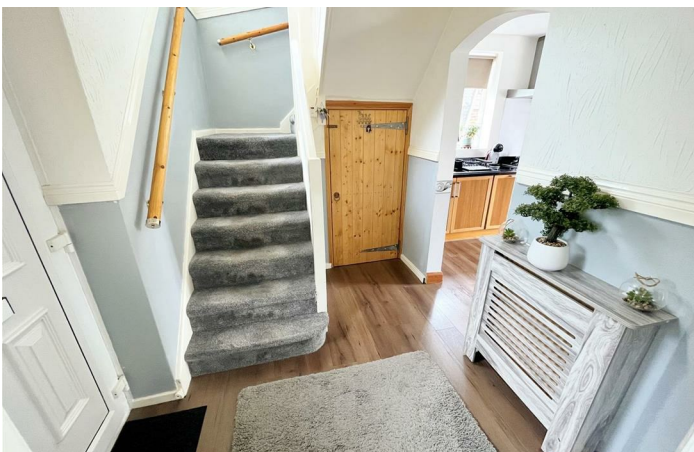
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, spacious bright and airy dual aspect lounge, modern kitchen and externally accessed ground floor WC. The first floor landing then provides access to three bedrooms, two of which have fitted wardrobes, and three piece bathroom suite.

The property also benefits from gas fired central heating from a traditional, conventional boiler, double glazing, off-street parking, and generous gardens to the rear with three garden sheds (all with power and lighting).

There is also the additional benefit of a four camera CCTV monitoring system and the property itself is located within close proximity of the nearby shops, services and amenities, open countryside and transport links to a variety of areas, including relatively easy access to Ilkeston train station and motorway links.

We believe that the property would make an ideal first time buy or young family home and we highly recommend an internal viewing.





### ENTRANCE HALL

8'2" x 7'0" (2.49 x 2.14)

uPVC panel and stained glass front entrance door, laminate flooring, radiator with display cabinet, dado rail, turning staircase rising to the first floor with useful understairs storage cupboard containing the gas and electricity meters. Georgian-style panel and glazed door to the lounge and archway through to the kitchen.

### THROUGH LOUNGE

20'2" x 11'1" (6.17 x 3.39)

A dual aspect bright and airy room with double glazed windows to both the front and rear both with fitted blinds, radiator, media points, coving and two matching decorative ceiling roses.

### KITCHEN

15'2" x 10'0" (4.64 x 3.05)

Equipped with a matching range of fitted base and wall storage cupboards with granite square edge work surfacing incorporating one and a half bowl sink unit with draining board and central mixer tap. Fitted counter level Bosch five ring gas hob with extractor canopy over, in-built eye level oven and microwave, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, modern vertical radiator, double glazed window to the side with fitted roller blinds, laminate flooring, glass fronted crockery cupboards, spotlights, uPVC panel and double glazed French doors opening out to the rear garden with fitted blinds.

### FIRST FLOOR LANDING

Double glazed window to the front on the half landing with fitted blinds, boiler cupboard housing the gas fired central heating boiler with storage space and overhead cabinets above, doors to all bedrooms and bathroom, loft access point to an insulated loft space, dado rail and drop down chandelier light.

### BEDROOM ONE

13'3" x 10'0" (4.05 x 3.06)

Double glazed window to the front with fitted blinds, radiator and CCTV monitoring equipment.

### BEDROOM TWO

13'3" x 11'7" (4.04 x 3.54)

Double glazed window to the rear with fitted blinds (overlooking the rear garden), radiator and fitted sliding door full height wardrobes.

### BEDROOM THREE

8'9" x 7'10" (2.68 x 2.40)

Double glazed window to the rear (overlooking the rear garden), radiator, fitted alcove with shelving and storage cupboards above, and fitted wardrobes with matching overhead storage cupboards.

### BATHROOM

6'3" x 6'2" (1.91 x 1.88)

Three piece suite comprising bath with electric shower over and tiled splashbacks, wash hand basin and low flush WC. Double glazed window to the side, airing cupboard housing hot water cylinder.

### OUTSIDE

To the front of the property leading down the left hand side of the property there is off-street parking for several cars with gated pedestrian that leads into the rear garden. The front garden is lawned with shaped and planted borders housing a variety of bushes and shrubbery with brick retaining wall to the front boundary line. There is a pathway to the front entrance door.

### TO THE REAR

The rear garden spans to a depth of approximately 75ft being enclosed by timber fencing with concrete posts and gravel boards to the boundary line, the garden is split into various sections with two decked entertaining spaces, a pathway which then provides access to a side paved patio area, also ideal for entertaining. The garden has three separate lawn sections with planted rockery style borders housing a variety of mature bushes, shrubs, trees and plants. To the foot of the plot there is a decorative gravel border. Within the garden there are three good sizes timber storage sheds each with power and lighting. The rear garden also has the benefit of external lighting points, water tap and power points. There is gated pedestrian access back to the driveway, personal access door into the outside WC.

### EXTERNAL WC

Butterfly boarding, WC and wash hand basin.

### DIRECTIONAL NOTE

Upon entering Heanor via Shipley, take a left hand turn onto Sunnyside Road and then take the first right onto Western Drive. Continue along and the property can then be found on the left hand side, identified by our For Sale board.

Ref: 8549NH





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.