Robert Ellis

look no further...

Buxton Avenue,
Heanor, Derbyshire
DE75 7UN

£340,000 Freehold

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AN EXTENDED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED IN A PLEASANT AREA CLOSE TO SHIPLEY COUNTRY PARK.

A fantastic opportunity has arisen to purchase a family home that is ready to move in to. The property was extended on the ground floor in 2019 and has a beautiful breakfast dining kitchen with modern fitted appliances, an island and bi-fold doors onto the rear garden. There is a large understairs area with plumbing for a w.c. if these facilities are required for the next family. All the windows and doors were replaced in August 2020 and an early internal viewing comes highly recommended to appreciate all that is included in the property for themselves.

The property is constructed of brick with attractive and modern looking rendering all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hall, spacious lounge with double doors and single door onto the breakfast dining kitchen which is L shaped and has the kitchen to the right hand side with cupboards, fitted appliances and an island and the dining area is to the left with bi-fold doors onto the rear garden. To the first floor there are four double bedrooms and a luxurious family bathroom with the master benefiting from an en-suite shower room. Outside there is off the road parking for three cars to the front, a door to the integral garage and side access to the landscaped rear garden.

Sitting conveniently within easy reach of Shipley Country Park, and the shops and services within Heanor itself, the property also provides good transport links to Ilkeston where there is the recently re-opened train station.
Heanor and Ilkeston provide a number of supermarkets and other retail outlets, there are schools for all ages, walks at the nearby Shipley Park as well as the surrounding picturesque countryside, there are healthcare and sports facilities, a number of local pubs and restaurants and excellent transport links which include J25 of the M1, East Midlands Airport, stations at Ilkeston, Derby, Long Eaton and East Midlands Parkway and there are main roads which provide good access to Nottingham, Derby and many other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, laminate floor, telephone point, stairs to the first floor, vertical modern radiator and oak and glass internal door to:

Lounge
19'9 x 11'8 approx (6.02m x 3.56m approx)
UPVC double glazed window to the front, radiator, wood wall panelling, inset gas fire, TV point, spotlights, single and double doors to:

Open Plan Breakfast Kitchen
24'8 x 18'7 approx (7.52m x 5.66m approx)
The breakfast kitchen has white high gloss wall, base and drawer units with wood work surface over, inset 1½ bowl sink and drainer with mixer tap over, integrated eye level double oven, induction hob and extractor hood over, integrated dishwasher, fridge and freezer, laminate floor, plinth and under cupboard lighting, vertical modern radiator, door to large understairs storage cupboard with plumbing for a w.c., island with breakfast bar and cupboards under, drinks fridge and wood work surface.

The dining area has two vertical modern radiators, laminate flooring and bi-fold doors to the rear garden.

First Floor Landing
Access to the loft with a glass banister and internal oak doors to:

Bedroom 1
11'9 x 11'5 approx (3.58m x 3.48m approx)
UPVC double glazed window to the rear, radiator, TV point and oak door to:

En-Suite
Built-in shower cubicle with shower from the mains, low flush w.c., wash hand basin with vanity cupboard under, radiator, splashbacks, spotlights and UPVC double glazed window to the rear.

Bedroom 2
11'7 x 8'1 approx (3.53m x 2.46m approx)
UPVC double glazed window to the front, radiator.

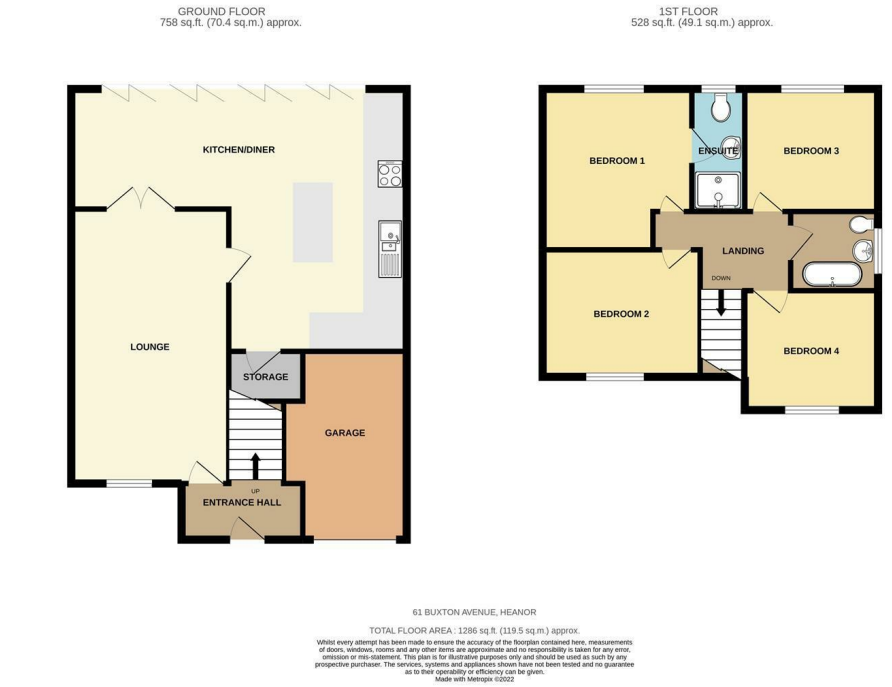
Bedroom 3
9'9 x 8'6 approx (2.97m x 2.59m approx)
UPVC double glazed window to the rear, radiator and TV point.

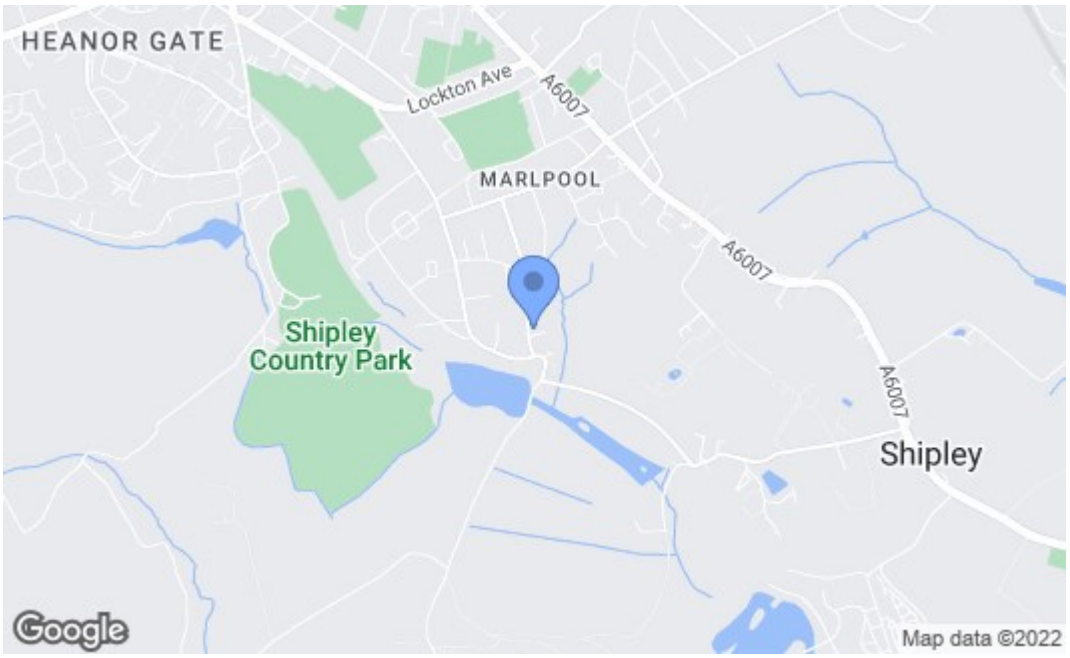
Bedroom 4
8'7 x 8'5 approx (2.62m x 2.57m approx)
UPVC double glazed window to the front, radiator, overstairs storage cupboard.

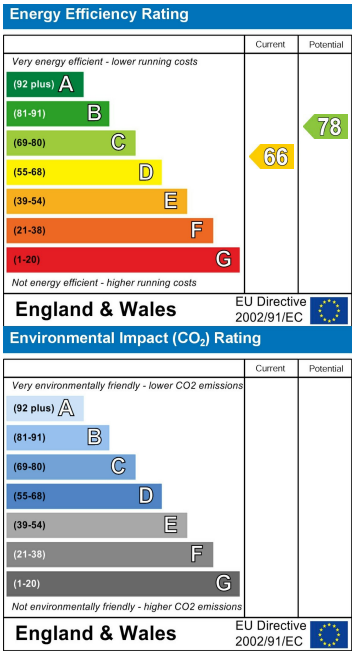
Bathroom
Free standing bath with mixer tap and hand held shower head, wash hand basin with vanity cupboard under, low flush w.c., tiled walls and splashbacks, tiled floor, chrome heated towel rail, spotlights and UPVC double glazed window to the side.

Outside
To the front of the property there is parking for three cars and a remote control door leading to the integral garage with power and light. At the side there is a gate leading to the landscaped rear garden where there is a patio area to the immediate rear of the property with a path leading to the bottom of the garden, additional raised patio area ideal for seating. There are raised sleeper beds and an astroturf lawn and the garden is privately enclosed with modern fenced boundaries.

Agents Notes
The vendor is related to an employee of Robert Ellis.







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.

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