



Laceyfields Road  
Heanor, Derbyshire DE75 7HJ

A DOUBLE FRONTED TWO BEDROOM  
DETACHED HOUSE OFFERING GREAT  
LONG TERM POTENTIAL, SITTING ON A  
LARGE GENEROUS PLOT

**Guide Price £250,000 Freehold**



A DOUBLE FRONTED TWO BEDROOM DETACHED HOUSE OFFERING GREAT LONG TERM POTENTIAL, SITTING ON A LARGE GENEROUS PLOT.

Robert Ellis are pleased to welcome to the market this double fronted two bedroom detached house sitting on a large overall plot offering fantastic future potential with historic planning permission granted for a 2 storey rear and single storey side extensions and external alterations and to create a long term four bedroom detached family house.

As previously mentioned the property sits on a fantastically sized overall plot which subject to permissions, could be put to other uses or incorporate within the renovation and extension of the current building, making a great long term family home.

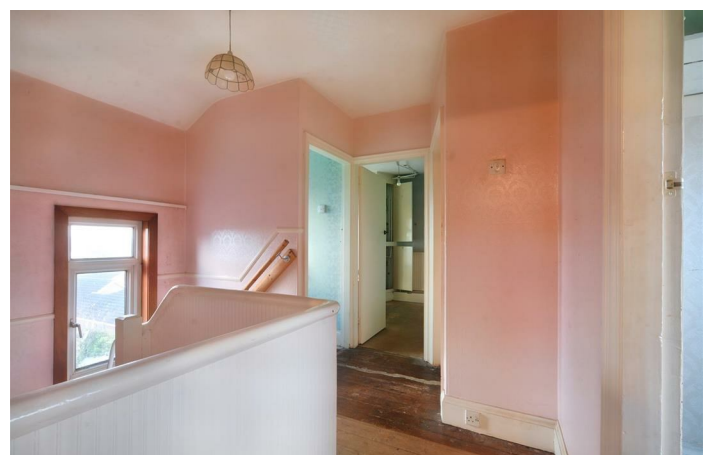
The current layout of the property comprises an entrance porch leading through to an entrance hall which provides access through to a bay front living room, dining room with access to a small garden room beyond, kitchen and lean-to to the ground floor. the first floor landing then provides access off the landing to two bedrooms, bathroom and separate w.c.

Other benefits to the property include off street parking, a mixture of varied double glazed window units, gas central heating and a fantastic plot to the rear.

We believe the property has so much potential to offer and could suit a wide variety of buying types as the property is located within this highly desirable residential location within easy reach of excellent nearby local amenities, shopping facilities, schooling, healthcare needs and transport links including the Langley Mill station and motorway junctions.

Previous planning for the extension can be found on the Amber Valley planning portal with reference number AVA-2019-1069

We would highly recommend an internal viewing.



#### Entrance Porch

6'0" x 2'0" approx (1.84m x 0.62m approx)

Aluminium style inner opening French doors set within a decorative feature archway with exposed brickwork, Minton tiled flooring and panel and stained glass front entrance door with matching stained glass windows to either side opening into:

#### Entrance Hall

8'5" x 8'2" approx (2.59m x 2.49m approx)

Tiled floor, radiator, stairs to the first floor, doors to both ground floor reception rooms and kitchen and useful understairs walk-in head height pantry with shelving and double glazed window to the rear.

#### Lounge

13'4" x 12'1" approx (4.08m x 3.69m approx)

Hardwood and aluminium double glazed bay window to the front, bay radiator, exposed floorboards, decorative ceiling rose, media point and tiled fireplace.

#### Dining Room

12'0" x 11'10" approx (3.67m x 3.62m approx)

Hardwood and aluminium double glazed window to the front, exposed floorboards, radiator, decorative Adam style fire surround with tiled insert and hearth, panel and glazed door with windows to either side of the door opening through to:

#### Garden Room

UPVC double glazed construction with double glazed exit door to the garden.

#### Kitchen

10'9" x 7'5" approx (3.28m x 2.28m approx)

The kitchen is equipped with a matching range of fitted base storage cupboards with roll edged work surface incorporating single sink and drainer with mixer tap. Partial wall tiling, panel and glazed window to the rear, radiator, panel and glazed door to lean-to, Glow Worm gas central heating boiler and space for a Range cooker.

#### Lean-to

Brick and double glazed construction with two exit doors to outside, partial wall tiling, hot and cold water supply incorporating plumbing for washing machine and space for further kitchen appliances.

#### First Floor Landing

With doors to both bedrooms, box room, bathroom and w.c., loft access point, dado rail, exposed floorboards and double glazed window to the rear overlooking the garden and rolling countryside and fields beyond.

#### Bedroom 1

11'9" x 11'10" approx (3.6m x 3.61m approx)

Hardwood and aluminium double glazed window to the front, radiator, exposed floor coverings.

#### Bedroom 2

12'0" x 11'0" approx (3.67m x 3.37m approx)

Hardwood and aluminium double glazed window to the front, radiator and exposed floorboards.

#### Box Room

5'11" x 3'8" approx (1.82m x 1.13m approx)

Aluminium double glazed window to the front, exposed floorboards, fixed shelving and coat pegs.

#### Bathroom

8'7" x 7'5" approx (2.64m x 2.27m approx)

Two piece suite comprising of a panelled bath with mixer tap, dual attachment shower over with glass shower screen and wash hand basin. Partial wall tiling, radiator and airing cupboard housing the jacketed hot water cylinder, double glazed window to the rear.

#### Separate w.c.

4'1" x 2'6" approx (1.26m x 0.78m approx)

Push flush w.c., UPVC double glazed window to the rear.

#### Outside

To the front of the property there is a lowered kerb entry from the join of Laceyfields Road opposite the GoLocal convenience store which in turn provides access to a hard standing driveway for off street parking. From the front there are twin wrought iron entrance gates, one with a central pathway providing access to the front entrance porch and the other providing pedestrian access along the right hand side of the property into the rear garden. The front and right hand side of the property have lawned areas with timber fencing to one boundary line and a dwarf brick boundary wall to the other. There are decorative rockery stones and planted flower borders.

The rear garden is a major selling point to the property, being extensive in size, dog-leg down to the left beyond the neighbouring property incorporating generous lawns, planted flower beds, vegetable path, a variety of mature bushes and shrubbery, decorative rockery and gravel stones, twin pedestrian access leading back round to the front, external water supply, useful external w.c. with high flush chain and a brick built garden store. As previously mentioned, historic planning permission has been granted to extend the property incorporating use within the garden, yet still remaining a fantastic overall outside space.

#### Directions

Proceed through Ilkeston in the direction of Heanor and Shipley, passing The Mallard public house and in the direction of Hearnor town centre. Look for and take an eventual right hand turn onto Breach Road and continue along and eventually the join for Laceyfields Road can be found straight ahead with the property in question clearly identified by our for sale board.

#### Council Tax

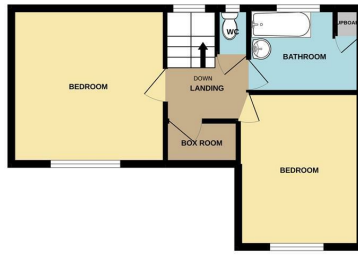
Amber Valley Council Band C



GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.  
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 for any prospective purchase. 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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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