



**Banksburn Close
Heanor, Derbyshire DE75 7XB**

£235,000 Freehold

A RELATIVELY MODERN THREE BEDROOM
DETACHED HOUSE OFFERED FOR SALE
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN FOR THE FIRST TIME IN OVER 20 YEARS THIS RELATIVELY MODERN THREE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED WITHIN THIS QUIET YET ESTABLISHED RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room, dining room, conservatory and kitchen. The first floor landing then provides access to three bedrooms (principal bedroom with en-suite) and family bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, integral garage, enclosed gardens and externally accessed separate utility room.

In places, the property could do with some modernisation and improvement. However, due to the location being situated close to schooling, transport links, amenities and countryside, we believe that the property would make an ideal first time buy or family home. We highly recommend an internal viewing.



ENTRANCE HALL

6'9" x 4'10" (2.08 x 1.48)

uPVC panel and double glazed front entrance door, radiator, coving, dado rail, staircase rising to the first floor, alarm control panel. Doors to lounge and ground floor WC.

GROUND FLOOR WC

5'6" x 2'9" (1.69 x 0.85)

Two piece suite comprising push flush WC, wash hand basin, fully tiled floors, double glazed window to the front (with fitted blinds), spotlights, chrome heated ladder towel radiator.

LIVING ROOM

15'0" x 14'6" (4.59 x 4.43)

Walk-in double glazed box bay window to the front, two radiators, coving, wall light points, media points, central chimney breast with decorative brickwork with marble insert and hearth housing a provision for coal fire (currently not working). Archway through to the dining room.

DINING ROOM

11'1" x 8'10" (3.39 x 2.71)

Sliding double glazed patio doors opening out to the conservatory, radiator, coving, wall light point, useful understairs storage cupboard. Door to kitchen.

CONSERVATORY

13'5" x 10'6" (4.11 x 3.21)

Brick and double glazed construction with pitched roof incorporating tiled floor, double glazed French doors opening out to the rear garden (with fitted blinds), further uPVC panel and double glazed exit door leading to outside, electric Dimplex plug-in heater.

KITCHEN

11'1" x 8'6" (3.40 x 2.61)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with roll top laminate work surfaces incorporating single sink and draining board with central mixer tap. Fitted four ring hob with extractor over and double oven beneath, integrated fridge/freezer, glass fronted crockery cupboards, spotlights, coving, uPVC double glazed window to the rear (with fitted blinds), radiator, uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING

Double glazed window to the side, loft access point, dado rail, airing cupboard housing hot water cylinder with shelving above.

BEDROOM ONE

13'5" x 8'7" (4.11 x 2.64)

Double glazed window to the front, radiator, coving, fitted vanity unit with drawers and a range of fitted wardrobes to one wall with mirror fronted door panels. Door to en-suite.

EN-SUITE

7'11" x 4'6" (2.43 x 1.38)

Three piece suite comprising tiled and enclosed shower cubicle with mains shower, wash hand basin with mixer tap with storage cabinets beneath, hidden cistern push flush WC. Fully tiled walls, double glazed window to the side (with fitted blinds), chrome heated ladder towel radiator, spotlights, extractor fan.



BEDROOM TWO

9'7" x 8'5" (2.94 x 2.58)

Double glazed window to the rear, radiator, coving, fitted wardrobes to one wall with matching bedside cabinet and drawer unit.

BEDROOM THREE

8'6" x 6'11" (2.60 x 2.12)

Double glazed window to the front, radiator, coving.

BATHROOM

7'8" x 6'9" (2.36 x 2.08)

Three piece suite comprising panel bath with central mixer tap and handheld shower attachment, hidden cistern push flush WC, wash hand basin with mixer tap, storage cabinets beneath. Fully tiled walls, double glazed window to the rear (with fitted blinds), chrome heated ladder towel radiator, spotlights, extractor fan.

OUTSIDE

To the front of the property there is a paved driveway providing off-street parking for two cars side-by-side leading to the integral garage with up and over door. A continuation of the block paved pathway then provides access to the front entrance door, there is a shaped garden lawn, planted bushes and shrubbery. There is a pathway and gated access down the right hand side of the property, with external lighting points, both gas and electricity meters, pedestrian gate to the rear garden.

GARAGE

18'0" x 8'11" (5.50 x 2.72)

Up and over door to the front, power and lighting points, water tap, electrical consumer box, wall mounted gas fired central heating boiler.

TO THE REAR

The rear garden is enclosed predominantly by timber fencing to the boundary line and offers an initial paved patio seating area accessed directly from the kitchen uPVC door. There is a useful side storage area. The rear garden is designed for low maintenance being predominantly gravel with raised and planted flower beds and borders housing a variety of bushes, shrubs, trees and plants to the boundary line. There is a pathway which leads to a further patio area to the foot of the plot and access down the side of the property to the externally accessed utility room and then pedestrian gated access leading to the front. External tap and lighting point within the garden.

UTILITY ROOM

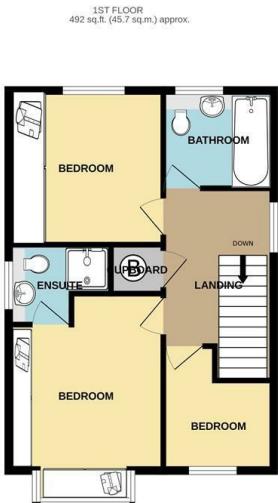
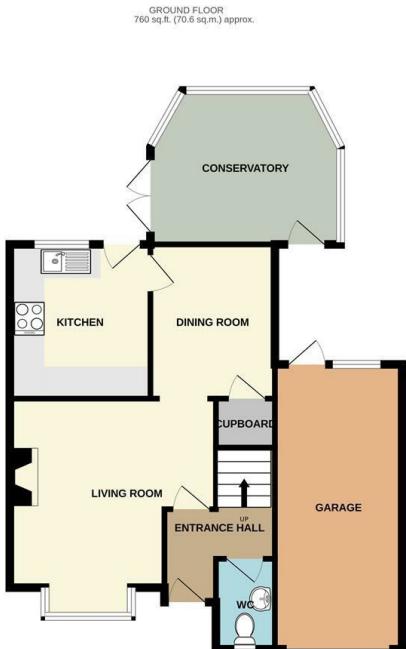
8'9" x 6'6" (2.68 x 2.00)

Accessed from the garden sitting directly behind the garage with fixed wall and base storage cupboards with roll top work surfaces and contrasting roll top breakfast bar with space and plumbing underneath for washing machine, tumble dryer and any other kitchen appliances. There are ample power points and a strip light. Tiled floor, coat pegs, double glazed window to the front (with fitted blinds), uPVC panel and double glazed entrance door to the utility room.

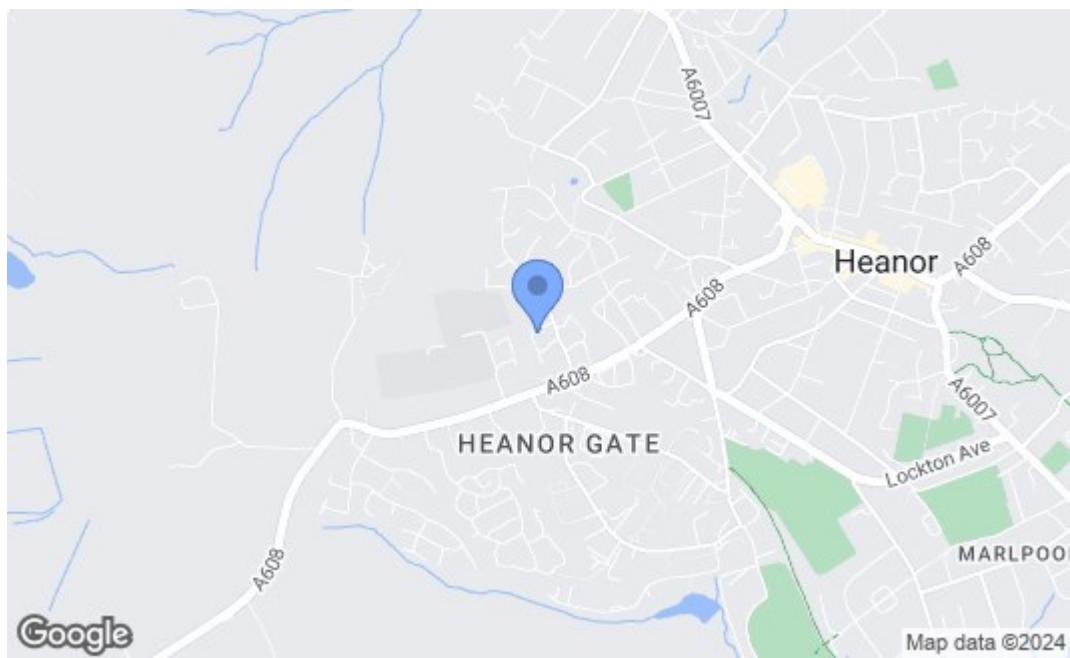
DIRECTIONAL NOTE

Proceed away from the centre of Heanor to the Tesco roundabout and take a left turn onto Derby Road (A608). Proceed along and take a right onto Peatburn Avenue and then take a second left into the cul-de-sac of Banksburn Close. Follow the cul-de-sac round the bend and the property can be found on the right hand side.





TOTAL FLOOR AREA: 1252 sq.ft. (116.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained within, measurements of doors, windows, recesses and other features are approximate. No guarantee is given 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 seller, agent and publisher accept no responsibility for any inaccuracies contained within 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 | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 57 |
| (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, fixture or fitting has been tested.