Robert Ellis

look no further. . .

Hunt Avenue
Heanor, Derbyshire DE75 7QB

AN EXTENDED THREE DOUBLE BEDROOM
DETACHED FAMILY HOUSE.

Offers Over £250,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS AND LARGER THAN EXPECTED, EXTENDED THREE DOUBLE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS QUIET AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises study, ground floor WC (could easily convert into a shower room), kitchen, living area, conservatory and inner lobby. The first floor landing provides access to three double bedrooms and a bathroom.

The property also benefits from recent re-roofing (approximately 5 years ago), recent installation of a gas fired combination boiler, double glazing throughout, off-street parking and enclosed garden space to the rear.

The property is located in this quiet residential cul de sac location of detached dwellings, combining houses and bungalows. The property is within walking distance of the shops, services and amenities in Heanor town centre.

There is also easy access to fantastic transport links, as well as ample open countryside space.

The property would make an ideal first time buy or family home and we therefore highly recommend an internal viewing.

STUDY
15'1" x 8'4" (4.62 x 2.55)
Double glazed window to the front (with fitted blinds), radiator, composite door accessed from the side driveway, coving, wall mounted electrical consumer box, laminate flooring.

WC
5'2" x 3'10" (1.59 x 1.17)
Currently set up with a two piece suite comprising low flush WC and wash hand basin with mixer tap, storage cabinets beneath. Double glazed window to the side (with fitted roller blind), full height storage closet with sliding doors. This could quite easily be converted into a fully functioning three piece shower room with adaptions made to the closet area which already has the plumbing facility.

KITCHEN
12'0" x 7'10" (3.68 x 2.40)
Equipped with a matching range of fitted base and wall storage cupboards and drawers with butcher's block style square edge work surfaces incorporating one and half bowl sink unit with draining board and pull-out spray hose mixer tap, decorative tiled splashbacks, space for cooker, full height fridge/freezer, as well as plumbing for washing machine and slimline dishwasher. Double glazed window to the front (with fitted blinds), extractor hood above the cooker point, radiator, display shelving, parquet-style flooring. Doors leading through to the study and living room.

LIVING ROOM
14'1" x 12'11" (4.30 x 3.94)
Sliding double glazed patio doors opening out into the conservatory, coving, radiator with display cabinet, useful understairs storage space, media points, doors through to the kitchen and inner lobby, parquet style flooring.

CONSERVATORY
11'3" x 10'11" (3.43 x 3.33)
uPVC constructed with pitched glass roof, double glazed French doors opening out into the rear garden, laminate flooring, power and lighting points.

INNER LOBBY
3'0" x 2'3" (0.92 x 0.69)
Staircase rising to the first floor, useful full height double storage closet.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds), loft access point with wooden pulldown loft ladders to a boarded, lit and insulated loft space which also has the benefit of power. Doors to all bedrooms and bathroom.

BEDROOM ONE
13'7" x 9'7" (4.15 x 2.93)
Double glazed window to the rear overlooking the rear garden and providing fantastic far-reaching views over towards open countryside, radiator, fitted "L" shaped furniture with mirror fronted sliding wardrobe doors.

BEDROOM TWO
12'9" x 11'6" (3.91 x 3.51)
Double glazed window to the front (with fitted blinds), radiator, TV point, a range of fitted wardrobes.

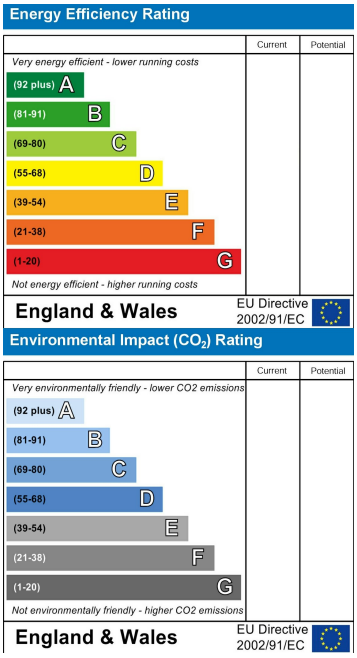
BEDROOM THREE
13'11" max reducing to 6'7" x 7'4" (4.25 max reducing to 2.02 x 2.24)
Double glazed windows to the side and rear (the rear with fitted blinds), radiator, range of fitted bedroom furniture including wardrobes, drawers and overhead storage cupboards.

BATHROOM
10'3" x 6'2" (3.13 x 1.89)
Three piece suite comprising "P" shaped bath with shaped glass shower screen, 'Mira Sport' electric shower and mixer tap, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Tiling to the walls, radiator, extractor fan, double glazed window to the rear (with fitted roller blind), boiler cupboard housing the recently installed gas fired combination boiler (for central heating and hot water purposes), additional overstairs storage cupboard.

OUTSIDE
To the front of the property there is a double width driveway providing off-street parking comfortably for two cars, side access then leading into the rear and entrance door.

TO THE REAR
The rear garden is enclosed by timber fencing and brick wall to the boundary line offering security and privacy with the garden being split into various sections, a lawn area with planted borders housing a variety of bushes and shrubbery, a good sized side patio (ideal for entertaining), as well as a timber storage shed with the benefit of power and lighting situated to the foot of the plot. Within the garden there are outside water taps, double power point and lighting.

DIRECTIONAL NOTE
Proceed away from Ilkeston and through Shipley in the direction of Heanor. At the Heanor crossroads, veer left and continue past the town centre amenities before taking a right hand turn. Follow through the estate eventually reaching the cul de sac of Hunt Avenue, where the property can be found on the left hand side, identified by our For Sale board.



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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044