

Fletcher & Company

34 Peatburn Avenue, Heanor, DE75 7RL

Offers Around £465,000

Freehold



- A Superbly Presented Executive Detached House
- Skillfully Extended And Versatile Accommodation
- Lounge With Feature Fireplace And A Separate Dining Room
- Well Appointed Living/Dining Kitchen With Bifold Doors To The Garden
- Utility And Cloakroom
- Family Room Off The Kitchen
- Principal Bedroom With Dressing Room And En Suite
- Three Further Bedrooms And Family Bathroom
- Delightful Enclosed Garden With Patio Areas
- Drive For Multiple Parking And Detached Garage





Summary

Located on Peatburn Avenue in Heanor, this skilfully extended and superbly appointed detached family home offers an impressive 1,785 square feet of living space, perfect for modern family life.

The home boasts three inviting reception rooms, providing ample space for relaxation and entertainment. The lounge features a charming fireplace, creating a warm and welcoming atmosphere, while the separate dining room is ideal for hosting family meals or dinner parties. The family room seamlessly flows into the comprehensively fitted living/dining kitchen, which is the heart of the home. Here, bi-folding doors open up to the garden, allowing for a delightful indoor-outdoor living experience, perfect for summer gatherings. There is a well fitted utility room and cloakroom/WC adjacent to the kitchen and a rear door providing access.

With four well-proportioned bedrooms to the first floor and a luxury family bathroom with four piece suite. The fabulous principal bedroom suite has built in wardrobes, a dressing room and a luxury en suite shower room.

For those with multiple vehicles, the generous driveway offers parking for up to four cars, ensuring that you and your guests will never be short of space. In addition there is a detached brick built garage.

To the rear there is a delightful enclosed garden with an extensive patio, additional decked patio and a lawned garden, ideal for families to enjoy and Al Fresco living.

Conveniently located close to all local amenities and within walking distance of Heanor Gate Spencer Academy which has an 'outstanding' ofsted rating. Easy access to Derby, Nottingham, the A38 and M1.

This home is not just a place to live; it is a sanctuary where family memories can be made. With its thoughtful design and high-quality finishes, this property is a rare find in the Heanor area. Don't miss the opportunity to make this exceptional house your new home.

F&C

The Location

Conveniently located close to all local amenities including supermarkets, shops, primary schools and within walking distance of Heanor Gate Spencer Academy which has an 'outstanding' ofsted rating. Easy access to Derby, Nottingham, the A38 and M1.

Accommodation

Ground Floor

Entrance Hall

12'2" x 6'0" (3.71 x 1.83)

Approached via a quality double glazed entrance door with obscure glass etched insert with complementary full height windows to either side. Having a wood grain effect floor, a useful understairs cupboard, a radiator with decorative cover and stairs lead off to the first floor.



Dining Room

15'10" x 7'8" (4.83 x 2.35)

Having a central heating radiator and a UPVC double glazed leaded glass window to the front.



Living Room

16'2" x 10'11" (4.93 x 3.33)

Having a feature inset electric fire with living flame effect and a recess mount for a TV. Having two central heating radiators and two UPVC double glazed leaded glass windows to the front.



Playroom/Family Room

13'1" x 11'6" (4.01 x 3.51)

Having a central heating radiator and a UPVC double glazed leaded glass window to the front and side elevation. Having feature panelling to the walls.



Living/Dining Kitchen

25'2" x 9'10" (7.69 x 3.02)

Comprehensively fitted with a range of quality base cupboards, drawers and eye level units with a quartz work surface over incorporating a twin bowl sink unit with mixer tap over. Integrated appliances include a double electric oven, a five ring gas hob, extractor fan, refrigerator, freezer and dishwasher. There is under unit lighting and a quartz splashback. In addition there is a matching island unit/breakfast bar with useful cupboards beneath and quartz worktop. Having a wood grain effect floor, inset spotlighting to the ceiling, pendant lighting above the island unit, three contemporary style column radiators and bifold doors provide access to and views of the rear paved patio and garden beyond. Having two double glazed Velux windows in the sitting area.



Utility Room

6'6" x 5'5" (2.00 x 1.67)

Appointed with matching units to the kitchen and comprising base cupboards, a wine rack and eye level units with a work surface over incorporating a stainless steel sink drainer unit with mixer tap. Having plumbing for an automatic washing machine, vent for a tumble dryer and a wall mounted boiler (serving domestic hot water and central heating system). There is a wood grain effect floor, a central heating radiator and a UPVC double glazed door leads to the rear garden.



Cloakroom/WC

5'6" x 3'2" (1.70 x 0.98)

Appointed with a two piece modern suite comprising a pedestal wash handbasin and a low flush WC with feature slate tiling to the splashback areas and a feature wall. Having a wall mounted mirror, a chrome heated towel rail, a wood grain effect floor and a double glazed window with leaded glass to the side.

First Floor Landing

11'6" x 2'10" (3.52 x 0.87)

A feature panelled staircase leads to the first floor where there is a landing with central heating radiator, inset spotlighting and a built-in cupboard housing the pressurised hot water cylinder.

Bedroom One

14'2" x 12'2" (4.32 x 3.72)

Having twin built-in wardrobes providing excellent hanging and storage space and having inset spotlighting above, feature panelling to the walls, central heating radiator and two UPVC double glazed leaded glass windows. The bedroom opens to a dressing room.



Dressing Room

11'3" x 7'4" (3.45 x 2.26)

Having a central heating radiator and a UPVC double glazed leaded glass window.



En-Suite

7'9" x 5'5" (2.37 x 1.67)

Appointed with a three piece modern suite comprising a double walk-in shower with glass shower screens with a mains fed shower over, a vanity wash handbasin with useful drawers beneath and a contemporary oval, free standing sink with mixer tap and a low flush WC. There is feature porcelain tiling to the walls and floor, a wall mounted chrome heated towel rail, inset spotlighting, an electric shaver point, a wall mounted mirror and an extractor fan. Having a UPVC double glazed window with leaded glass. There is electric underfloor heating.



Bedroom Two

12'5" x 8'5" (3.81 x 2.57)

Having a double built-in wardrobe providing excellent hanging and storage space, a useful over stairs cupboard, a central heating radiator and a UPVC double glazed leaded glass window to the front elevation.



Bedroom Three

12'4" x 8'11" (3.76 x 2.72)

Having a central heating radiator and a UPVC double glazed window to the rear elevation. In addition there is a double built-in wardrobe which provides excellent hanging and storage space.



Bedroom Four

9'11" x 9'11" (3.04 x 3.04)

Having a UPVC double glazed window to the rear and a central heating radiator.

Family Bathroom

6'10" x 6'7" (2.10 x 2.02)

Appointed with the luxurious four piece suite comprising a shower cubicle with glass shower door and shower over, a freestanding bath with a free standing chrome tap with a handheld shower attachment, a low flush WC and vanity wash handbasin with useful cupboards beneath. There is quality tiling to the floor and walls, a wall mounted full width mirror, inset spotlighting, an extractor fan and a feature characterful towel rail. There is a UPVC double glazed window with frosted glass to the rear.



Outside

To the front of the property there is a sweeping tarmac driveway which provides off-road parking for several vehicles and leads to a detached brick-built garage. There are various lawned areas with a variety of shrubs and flowering plants to the borders. Outside lighting to the front of the house and a gate to the side of the house provides access to the rear enclosed garden.

The garden has an extensive paved patio which is perfect for outdoor entertaining. Beyond the patio is a lawn garden leading to a decked patio providing an additional outdoor seating area. There is a water feature and a variety of borders which are well-stocked with flowering plants and shrubs. In addition steps lead up to a wooden garden shed which provides excellent storage space. There is outside lighting and a cold water tap.

Rear Garden

Garage

19'9" x 9'8" (6.02 x 2.95)

Having an up and over door, lights, power and outside lighting.



Aerial View



Council Tax Band D



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1785 ft²
165.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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34 Peatburn Avenue
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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	