



# HOPKINS & DAINTY

ESTATE AGENTS



**Ilkeston Road, Heanor, DE75 7LX**

**£234,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this attractive and EXTENDED, three bedroom semi detached home. Standing on a generous corner plot with driveway parking and a garage. Offered for sale with NO UPWARD CHAIN, the accommodation comprises: entrance hallway with a guest WC. A generous 22' lounge/dining room, extended rear sitting room and the spacious kitchen. On the first floor the landing provides access to two double bedrooms and a single third bedroom (all with fitted wardrobes). The bathroom has a four piece suite including a separate bath and shower.

The property has front and side gardens, driveway parking, a garage and a useful basement storage area; along with gas central heating and double glazing.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

### Entrance Hallway



Accessed via a wooden single glazed entrance door. With built in storage cupboards, a radiator, stairs rising to the first floor, coving to the ceiling and doors leading off.

### Lounge/Dining Room 22'10" x 11'5" (+bay) (6.97 x 3.50 (+bay))



Generous main sitting room with a double glazed front bay window and radiator. Picture rail, coving to the ceiling, two decorative fireplaces and sliding patio doors opening to the extended sitting room.

### Extended Sitting Room 17'7" x 11'9" (5.36 x 3.59)



Extended rear sitting room with a range of fitted storage cupboards and feature glass block windows. Skylight, two radiators, sealed unit double glazed windows and a double glazed side access door.

### Kitchen 10'7" x 10'0" (3.25 x 3.06)



Fitted range of base and wall units with worktops and a pull out breakfast bar. Inset one and a quarter sink and drainer with a mixer tap and tiled splashbacks. There is a built in oven, hob and fridge, along with plumbing for a washing machine. Wall mounted gas boiler, a radiator, ceiling spotlights and a double glazed side window.

## Guest WC



With a WC, wooden parquet flooring and a leaded light double glazed side window.

## First Floor Landing



With a leaded light double glazed side window, decorative balustrade, coving and spotlights, built in the storage cupboard, access to the loft space and doors leading off.

## Bedroom 1 11'8" x 10'5" (+bay) (3.56 x 3.19 (+bay))



Measurements include the wardrobes.

Front double bedroom with a radiator, double glazed bay window, fitted storage cupboards and wardrobes, coving to the ceiling and spotlights.

## Bedroom 2 11'11" x 11'5" (3.65 x 3.50)



Measurements include the wardrobes.

Second double bedroom with built wardrobes, a radiator and double glazed rear window.

## Bedroom 3 6'11" x 6'9" (2.13 x 2.08)



Single third bedroom with a fitted over stairs wardrobe. Radiator, coving and a double glazed front window.

### Bath/Shower Room 7'7" x 6'11" (2.32 x 2.12)



Four piece suite comprising panel corner bath, separate shower, vanity wash hand basin and a WC. Tile splashbacks and flooring, a heated towel rail, ceiling spotlights, an extractor vent and a double glazed side window.

### Front Garden



To the front of the property there is a delightful lawn garden with access to the entrance door. Planted borders and a low level front wall boundary.

### Side Garden



Enclosed lawn garden with a patio seating area, outside tap and lighting. Access to the basement (which has restricted headroom), providing storage space with light and power connected and a double glazed door.

### Garage 16'2" x 9'7" > 7'6" (4.95 x 2.93 > 2.29)



To the side of the property there is parking in front of the garage. The garage has an electric up and over door, light and power connected, single glazed windows and side access door.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds.

These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

## Ground Floor

Approx. 64.7 sq. metres (696.0 sq. feet)



## First Floor

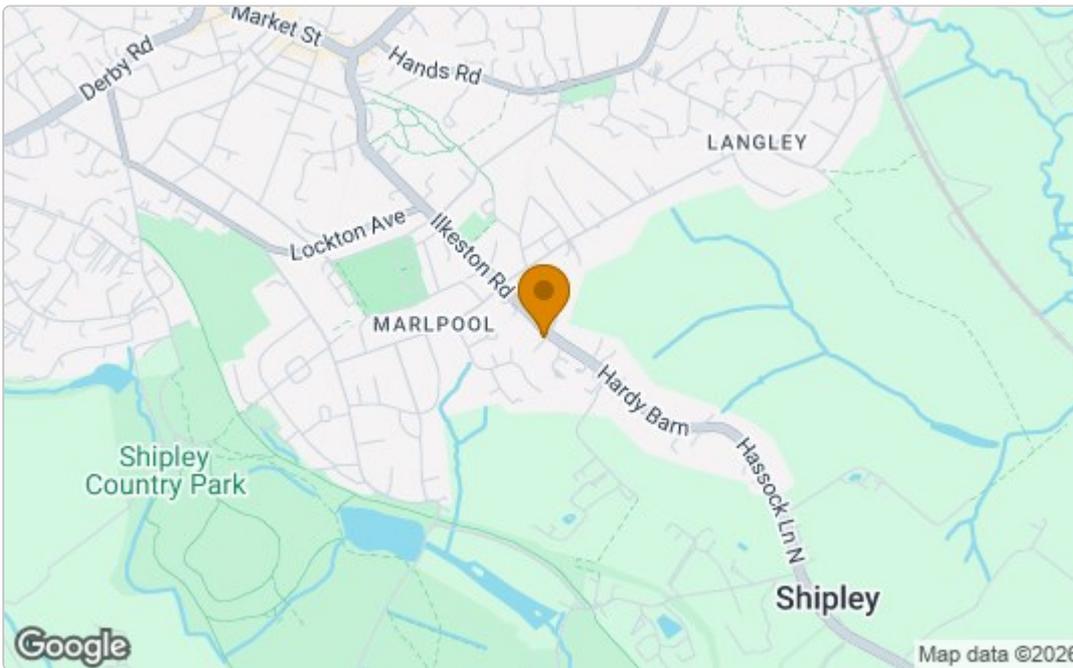
Approx. 40.3 sq. metres (433.6 sq. feet)



Total area: approx. 104.9 sq. metres (1129.6 sq. feet)

COPYRIGHT OF HOPKINS & DAINTY ESTATE AGENTS  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81 plus) <b>A</b>		
(61-80) <b>B</b>		
(41-60) <b>C</b>		
(21-40) <b>D</b>		
(1-20) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.