

1 Starthe View, Hands Road, Heanor, Derbyshire, DE75 7HB



£675,000

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Margi Willis Estates are delighted to offer to the market this immaculate detached home finished to an impressive high specification, with so much space for a growing family. Situated in a gated cul-de-sac location yet close to all amenities and local schools. The accommodation is set over three floors with the main entrance hall, bedroom with dressing area and en-suite, garden room/lounge, fully fitted utility room. w,c and access to the garage to the ground floor, to the first floor the main living accommodation to include, 29 foot living, dining kitchen, 24 foot lounge with balcony and to the second floor landing there are four bedrooms master with en-suite and a family bathroom. Outside to the front there is a driveway and double garage whilst at the rear there is a large garden approximately 150 foot. Internal viewing is highly recommended to appreciate the size and quality of this beautiful family home.

Ground Floor Accommodation

This floor could be used as a self contained annex if required. With Entrance Hallway having access to the double garage, Bedroom with en-suite, garden room/lounge (could be used as an additional bedroom), fully fitted utility Room and W.C.

Entrance Hallway

With double glazed entrance door to the front elevation, access to the double garage with light and power, remote up and over door, dimensions: 19'7" x 16'6", stairs leading to the first floor landing.

Garden Room-Lounge Or Bedroom

16'3" x 10'2" (4.95m x 3.10m)

Multi functional space could be used as a play room, lounge or an additional bedroom. With radiator and double glazed french doors and window to the rear elevation.

Utility Room

11'3" x 10'3" (3.43m x 3.12m)

A fantastic sized utility room with all appliances to use as a kitchen to compliment the rest of the ground floor accommodation. Comprises: a range of wall, base and drawer units incorporating working surfaces over, stainless steel sink unit with mixer tap over and tiled splash backs, fitted oven, hob and extractor fan, tumble-dryer, plumbing for automatic washing machine, radiator, double glazed entrance door to the rear elevation.

Bedroom

11'8" x 11'6" (3.56m x 3.51m)

With radiator, double glazed window to the front elevation, arch to:

Dressing Area

6'8" x 6'8" (2.03m x 2.03m)

With fitted wardrobes, door to:

En-Suite Shower Room

Comprising a three piece suite of w.c and wash basin set into vanity unit with storage, shower enclosure with mains fed shower over, chrome towel rail.

Guest Cloaks-W.C

Comprising a two piece suite of wash hand basin set into vanity unit, low level w.c, radiator, double glazed window to the rear elevation, storage cupboard, spotlighting to the ceiling.

First Floor Landing

With stairs leading to the second floor landing.

Lounge

24'4" x 16'5" (7.42m x 5.01m)

A lovely bright and airy room having feature brick built inglenook fireplace incorporating log burning stove, two radiators, double glazed french doors leading to the balcony a lovely elevated place to sit in the sunshine.

Living Kitchen-Diner

29'3" x 11'8" (8.92m x 3.56m)

This a fantastic space for all of the family to enjoy with dining and sitting areas as well as the superb fully fitted kitchen. Comprising a range of high gloss, wall base and drawer units, the wall and drawer units have the great benefit of BLUM touch automated up and over openings, incorporating granite working surfaces over, central island with cupboards beneath, one and a half bowl sink unit, recently installed induction hob with integral extractor fan and BOSCH electric oven, integrated dishwasher, microwave, fridge and wine cooler, fitted t.v cabinet, radiator, double glazed windows to the front and rear elevations, spotlighting to the ceiling.

Guest Cloaks - W.C

Comprising a two piece suite of w.c and wash hand basin set into vanity unit with storage, slate fronted storage cupboard, airing cupboard, spotlighting, double glazed window to the rear elevation.

Second Floor Landing

With spotlighting to the ceiling, access to the loft, double glazed window to the front elevation.



Master Bedroom

13'5" x 12'2" (4.09m x 3.71m)

With fitted wardrobes, radiator, double glazed window to the rear elevation.

En-Suite Shower Room

Comprising a three piece suite of w.c and wash hand basin set into vanity unit, shower enclosure with mains fed shower over, chrome towel rail, double glazed window to the rear elevation.

Bedroom

16'5" x 11'2" (5.00m x 3.40m)

With fitted wardrobe, radiator, double glazed window to the front elevation.

Bedroom

12' x 11'4" (3.66m x 3.45m)

With fitted wardrobe, radiator, double glazed window to the front elevation.

Bedroom

10'7" x 9'9" (3.23m x 2.97m)

With fitted wardrobe, radiator, double glazed window to the rear elevation.

Family Bathroom

Comprising a three piece suite of: w.c and wash hand basin set into vanity unit with storage, shower enclosure with mains fed shower over, chrome towel rail, double glazed window to the rear elevation, spotlighting to the ceiling.

Outside

To property is on a larger than average plot overall with driveway and double garage at the front and an enclosed large garden which is approximately 150 foot long.

Additional Information

The property benefits from a solar smart water heating system provided by Photovoltaic Panels installed on the roof via a heat exchange in the loft.

The loft has been part boarded to provide useful storage space.

Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

Disclaimer

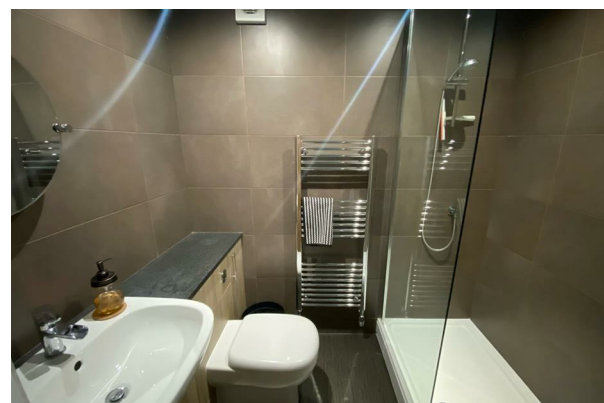
Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

Mortgage Advice

Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.



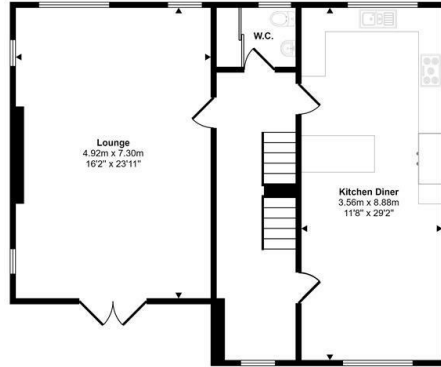




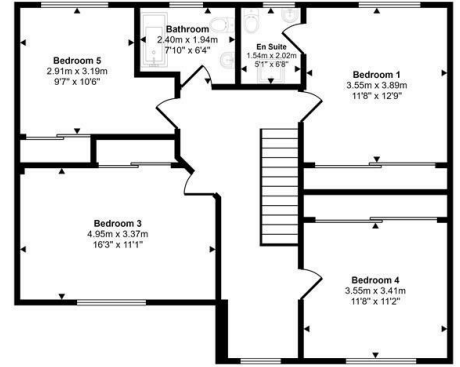


Ground Floor
Approx 82 sq m / 889 sq ft

Approx Gross Internal Area
263 sq m / 2851 sq ft

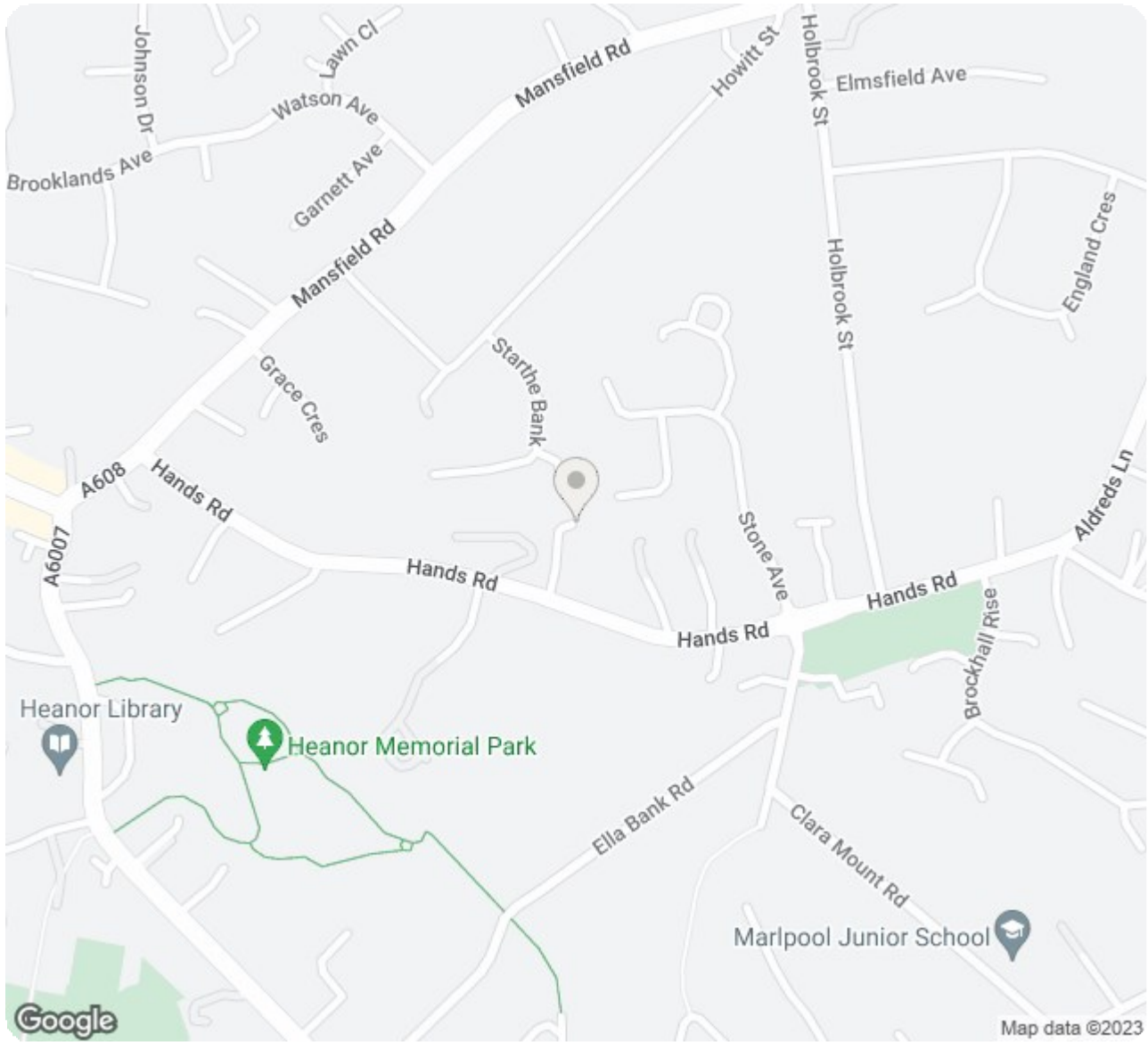



First Floor
Approx 88 sq m / 943 sq ft



Second Floor
Approx 88 sq m / 949 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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 		
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 