

for sale

offers over **£290,000** Freehold



Loscoe Road Heanor DE75 7FG

*** Hidden Gem ***

A unique and beautifully presented two bedroom (with dressing room) semi-detached property tucked away on a gated private drive on Loscoe Road. Property boasts ample off street parking, double garage and grand design worthy dining kitchen with integrated appliances.

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Property Details

Entrance Hall

Entrance through a composite door to the front elevation, central heating radiator, door to guest WC and opening through to the living room.

Guest Wc

Comprising a low level WC, vanity wash hand basin, spotlighting to ceiling and a uPVC double glazed obscure window to the front elevation.

Living Room 28' 7" x 16' 6" (8.71m x 5.03m)

Spacious living space featuring Karndean flooring, two central heating radiators, spotlighting to ceiling, TV point, storage cupboard, inset electric fire, uPVC double glazed window to the front elevation, uPVC double glazed French doors to the front elevation and a solid oak staircase leading to the first floor. Door to dining kitchen

Dining Kitchen 25' 3" (Max) x 18' 1" (Max) (7.70m (Max) x 5.51m (Max))

Fitted with a range of wall and base units with undercounter lighting, quartz worktop with inset 'BLANCO' sink and Quooker tap. Integrated 'NEFF' appliances include induction hob with extractor, dishwasher, oven, microwave/oven, floor to ceiling fridge, floor to ceiling freezer and wine cooler. Tile flooring with underfloor heating, spotlighting to ceiling, breakfast bar, space for dining table, Four 'Velux' windows, uPVC double glazed window to the side elevation, two uPVC double glazed French doors to the front elevation and opening to utility room.

Utility Room 10' 5" x 7' 7" (3.17m x 2.31m)

Range of wall and base units, storage cupboards, integrated washing machine, spotlighting to ceiling, tile flooring with underfloor heating and a uPVC double glazed door to the side elevation leading to the rear garden.

First Floor

Landing

Solid oak staircase to the first floor with wood effect flooring, loft access, spotlighting to ceiling and doors to the two bedrooms and family bathroom.

Bedroom One 16' 6" x 10' 4" (5.03m x 3.15m)

With carpet flooring, central heating radiator, TV point and a uPVC double glazed window to the side elevation with useable balcony.

Dressing Room 9' 6" x 6' 2" (2.90m x 1.88m)

Currently being used as a walk-in dressing room but could also be used as a nursery or easily converted into a third bedroom. Wood effect flooring, spotlighting to ceiling and a uPVC double glazed window to the front elevation.

Bedroom Two 15' 9" x 9' (4.80m x 2.74m)

Wood effect flooring, TV point, built-in wardrobes, central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

Three piece suite comprising panelled bath with shower over, glass shower screen, low level WC, wash hand basin with storage draws and cupboards. Wood effect flooring, fully tiled walls, central heating radiator, storage cupboard housing combination boiler and a uPVC double glazed obscure window to the front elevation.

Outside

Shared access via a large wooden gate leading to a double garage with workshop providing power and lighting. Ample off street parking with driveway to the front, side and rear of the double garage. The garden is mainly laid to lawn with boarders, shrubs and mature trees. Gated side access to a patio area with canopy, outside power points and two cold water taps.

