whitegates









# Douglas Avenue, Heanor, DE75

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**Asking Price: £185,000**

Freehold



## Douglas Avenue, Heanor, DE75 7FQ

2 bedrooms
1 bathrooms
2 reception rooms

# Asking Price: £185,000

- TWO/THREE BEDROOM DORMA BUNGALOW
- DETACHED GARAGE
- DRIVEWAY
- NO ONWARD CHAIN
- CONSERVATORY
- REAR GARDEN

**Council Tax Band: B**

***DETACHED DORMA BUNGALOW WITH NO ONWARD CHAIN***

Whitegates are delighted to bring to market this two/three bedroom detached dorma bungalow which is spacious throughout, offering lots of potential!

This property briefly comprises: Entrance hall, reception room/optional third bedroom, living room, kitchen, conservatory, wet room, and two well-proportioned bedrooms. Externally, there is a garage, driveway and a private, low-maintenance rear garden.

***Viewing is recommended to appreciate the space and opportunity on offer***

**The Details**

**Ground Floor**

**Entrance Hall**

Laminate flooring, fitted storage cupboard, stairs to first floor and a uPVC double glazed door to side elevation.







**Reception Room/Bedroom**

Fitted carpet, radiator and a uPVC double glazed window to front elevation.

**Living Room**

Fitted carpet, TV point and a uPVC double glazed window to front elevation.

**Kitchen**

Tiled flooring, radiator, fitted wall and base units, space for dishwasher, space for fridge freezer, plumbing for washing machine, sink and drainer, oven and gas hob, uPVC double glazed window and door to rear elevation through to conservatory.

**Conservatory**

Tiled flooring, radiator, space for dryer, uPVC double glazed windows to side and rear elevation, uPVC double glazed door to side elevation and uPVC double glazed French doors to rear elevation.

**Wet Room**

Radiator, spotlights, tiled splashbacks, walk in shower, hand wash basin, WC and a uPVC double glazed window to rear elevation.

**First Floor**

**Landing**

Fitted carpet and airing cupboard.

**Bedroom One**

Fitted carpet, radiator and a uPVC double glazed window to front elevation.

**Bedroom Two**

Laminate flooring, radiator and a uPVC double glazed window to rear elevation.

**Outside**

The property is set back from the road with a spacious driveway and detached garage to the rear.

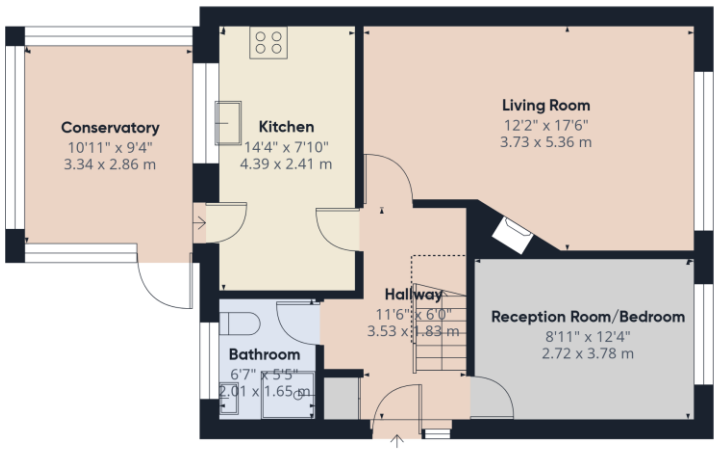
To the rear is a private low maintenance garden.



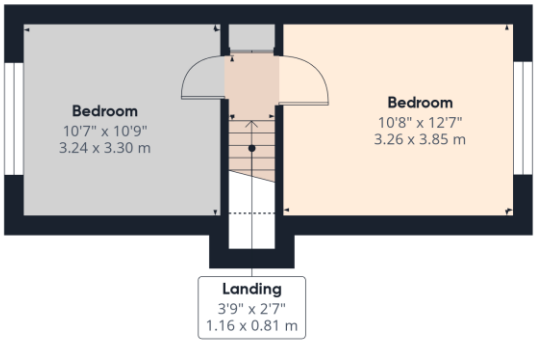









Ground Floor







Floor 1

**Approximate total area**(1)

911 ft²

84.7 m²

**Reduced headroom**

13 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman