whitegates









Holmesfield Drive, Heanor, DE75

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Offers Over: £150,000

Leasehold



Holmesfield Drive, Heanor, DE75 7XT

2 bedrooms
1 bathrooms
1 reception rooms

Offers Over: £150,000

- TWO BEDROOM SEMI DETACHED HOME SET ACROSS THREE LEVELS
- NO UPWARD CHAIN
- DRIVEWAY PROVIDING OFF STREET PARKING FOR TWO CARS
- BEAUTIFUL REAR GARDEN
- SUMMER HOUSE WITH ELECTRICITY
- SITUATED ON A QUIET CUL DE SAC

Council Tax Band: A

TWO BEDROOMS SEMI-DETACHED PROPERTY Viewing is highly recommended for this well presented TWO bedroom property with NO UPWARD CHAIN! Whitegates are delighted to bring to market this lovely home located on the popular Marlpool estate ideally close to local schools, shops, amenities, transport links and the lovely Shipley Country Park. Set across three floors this property consists of: Entrance hall, breakfast kitchen, two bedrooms, bathroom, beautifully landscaped fully enclosed rear garden and driveway for two cars; with no works required and NO UPWARD chain this property is ideal for you to move straight into and call your home!

The Details

First Floor

Entrance Hall

Laminate flooring, radiator, storage cupboards, stairs down to ground floor and a composite door to front elevation.

Kitchen

Laminate flooring, radiator, fitted wall and base units, sink and drainer, plumbing for washing machine, undercounter fridge freezer and another fridge freezer in the storage cupboard, oven, electric hob with





extractor fan and a uPVC double glazed window to front elevation.

Hallway

Laminate flooring, door to WC and stairs to second floor.

WC

Vinyl flooring, hand wash basin with vanity unit, WC and a uPVC double glazed window to side elevation.

Bedroom Two

Laminate flooring, radiator, fitted wardrobes, loft access and a uPVC double glazed window to rear elevation.



Second Floor

Landing

Laminate flooring and airing cupboard.

Bedroom One

Laminate flooring, radiator, fitted wardrobes, loft access and a uPVC double glazed window to front elevation.

Bathroom

Laminate flooring, wall mounted heated towel rail, hand wash basin with vanity unit, walk in shower, part

tiled splashbacks, WC and a uPVC double glazed window to side elevation.

Ground Floor

Living Room

Laminate flooring, two radiators, a uPVC double glazed feature window to side elevation and a uPVC double glazed sliding patio door to rear elevation.

Outside

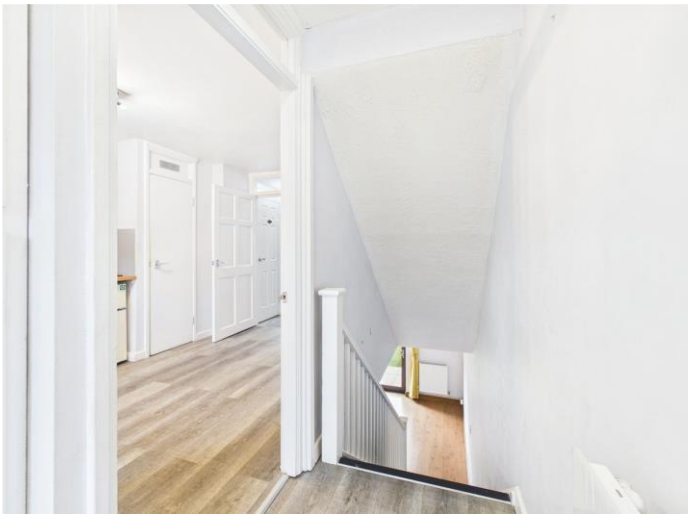
Set back from the road, this unique property offers a private and secure setting with off-street parking for two cars, enclosed fencing and gated access to both the front and rear.

The beautifully landscaped garden is a real highlight, featuring a patio, low-maintenance artificial lawn, decorative stone area and a summerhouse with electricity, alongside a shed. Framed by mature plants and shrubs.

Leasehold

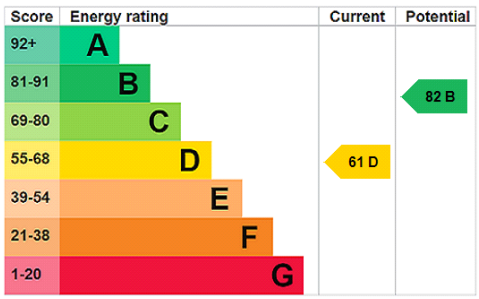
Derwent Housing ASSOCIATION

Expiry date of the lease: 05/12/2116

















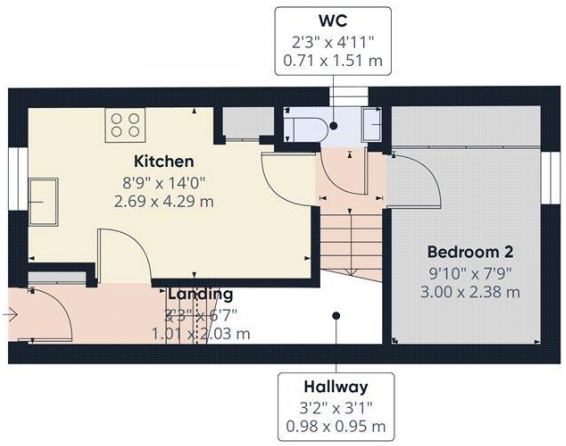




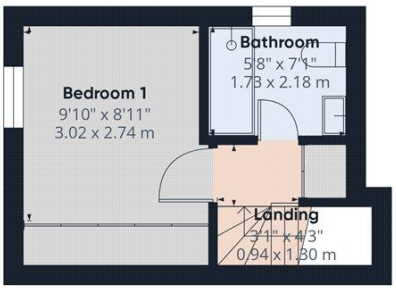




Ground Floor



Floor 1





Floor 2

Approximate total area(1)

596 ft²

55.5 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.

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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