

whitegates



Sandringham Drive, Heanor, DE75



3



2



2



EPC

C

Asking Price: £275,000

Freehold



Sandringham Drive, Heanor, DE75 7TZ

3 bedrooms
2 bathrooms
2 reception rooms

Asking Price: £275,000

- THREE BEDROOM DETACHED
- ENSUITE
- DRIVEWAY
- SOUTHFACING REAR GARDEN
- DETACHED GARAGE/SUMMER ROOM
- SPACIOUS THROUGHOUT

Council Tax Band: C

THREE BEDROOM DETACHED FAMILY HOME

Whitegates are delighted to bring to market this three bedroom detached home located on the popular "Peatburn estate" close to local schools, shops, amenities and transport links. In brief this property consists of: Entrance hall, WC, dining room, living room open plan through to the conservatory, kitchen, three bedrooms all with fitted wardrobes, ensuite, family bathroom, driveway, SOUTHFACING REAR GARDEN and a converted garage. Viewings of this wonderful home are HIGHLY RECOMMENDED.

The Details

Ground Floor

Entrance Hall

Vinyl flooring, radiator, stairs to first floor and uPVC double glazed door to front elevation.

WC



Vinyl flooring, radiator, hand wash basin and uPVC double glazed window to front elevation.

Dining Room

Fitted carpet, two radiators, door through to living room and uPVC double glazed Bow window to front elevation.

Living Room

Fitted carpet, vertical radiator and open plan through to conservatory.

Conservatory

Fitted carpet, radiator, spotlights, Velux window and uPVC double glazed French doors to side elevation leading to rear.

Kitchen

Vinyl flooring, fitted wall and base units, sink and drainer with mixer tap, space for fridge freezer, space for dishwasher, plumbing for washing machine, oven and gas hob with extractor fan, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation leading to rear.

First Floor

Landing



Fitted carpet, radiator, loft access and uPVC double glazed window to side elevation.

Bedroom One

Fitted carpet, radiator, fitted wardrobes and uPVC double glazed windows to front elevation.

Ensuite

Vinyl flooring, wall mounted heated towel rail, spotlights, shower cubicle, hand wash basin with Vanity unit, WC and uPVC double glazed window to side elevation.

Bedroom Two

Fitted carpet, radiator, fitted wardrobes and uPVC double glazed window to rear elevation.

Bedroom Three

Fitted carpet, radiator, fitted wardrobes and uPVC double glazed window to rear elevation.

Bathroom

Vinyl flooring, wall mounted heated towel rail, panelled bath, shower, hand wash basin, WC and uPVC double glazed window to front elevation.

Outside

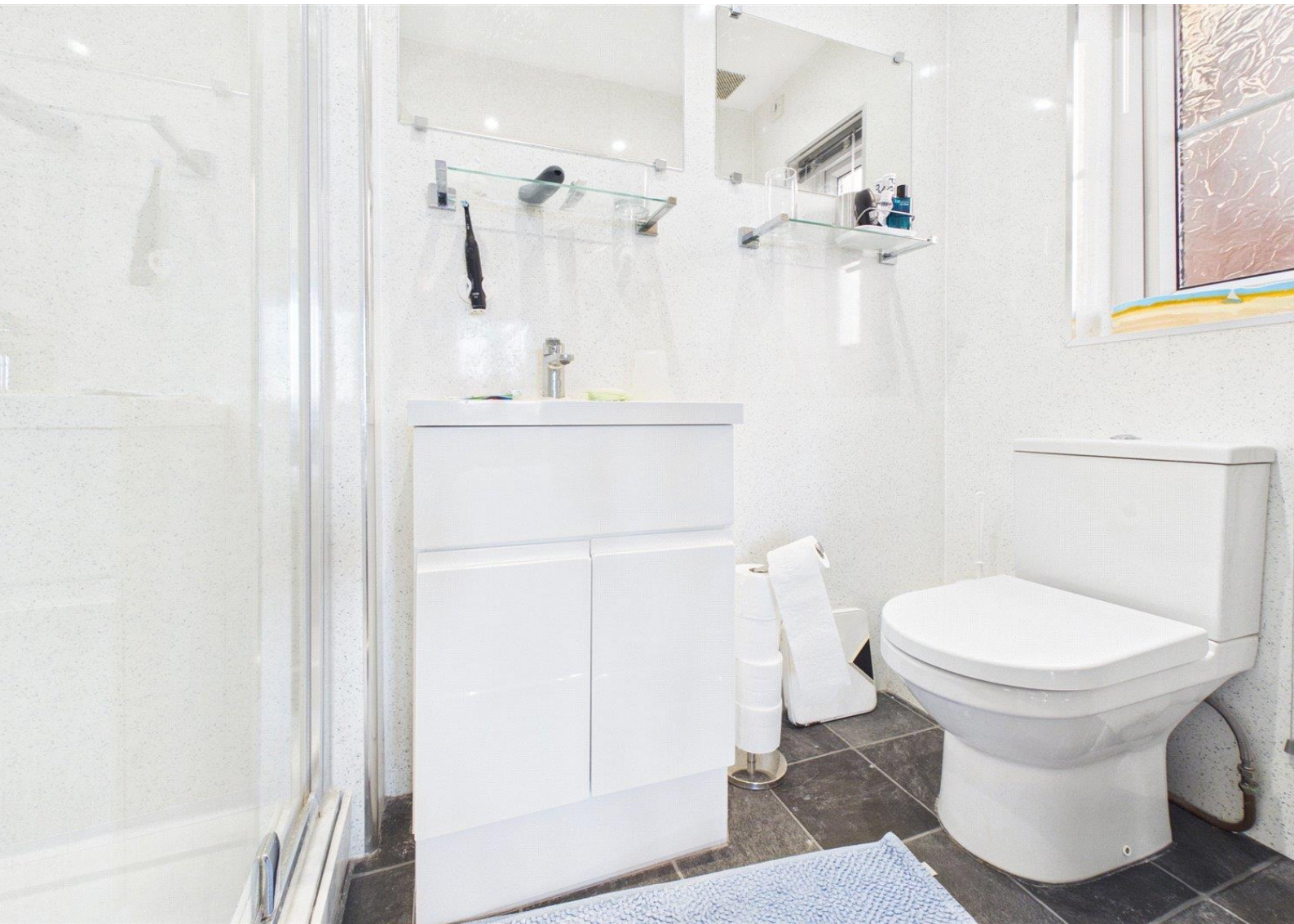
The property is set back from the road with a driveway to the front and also further off street parking to the side.

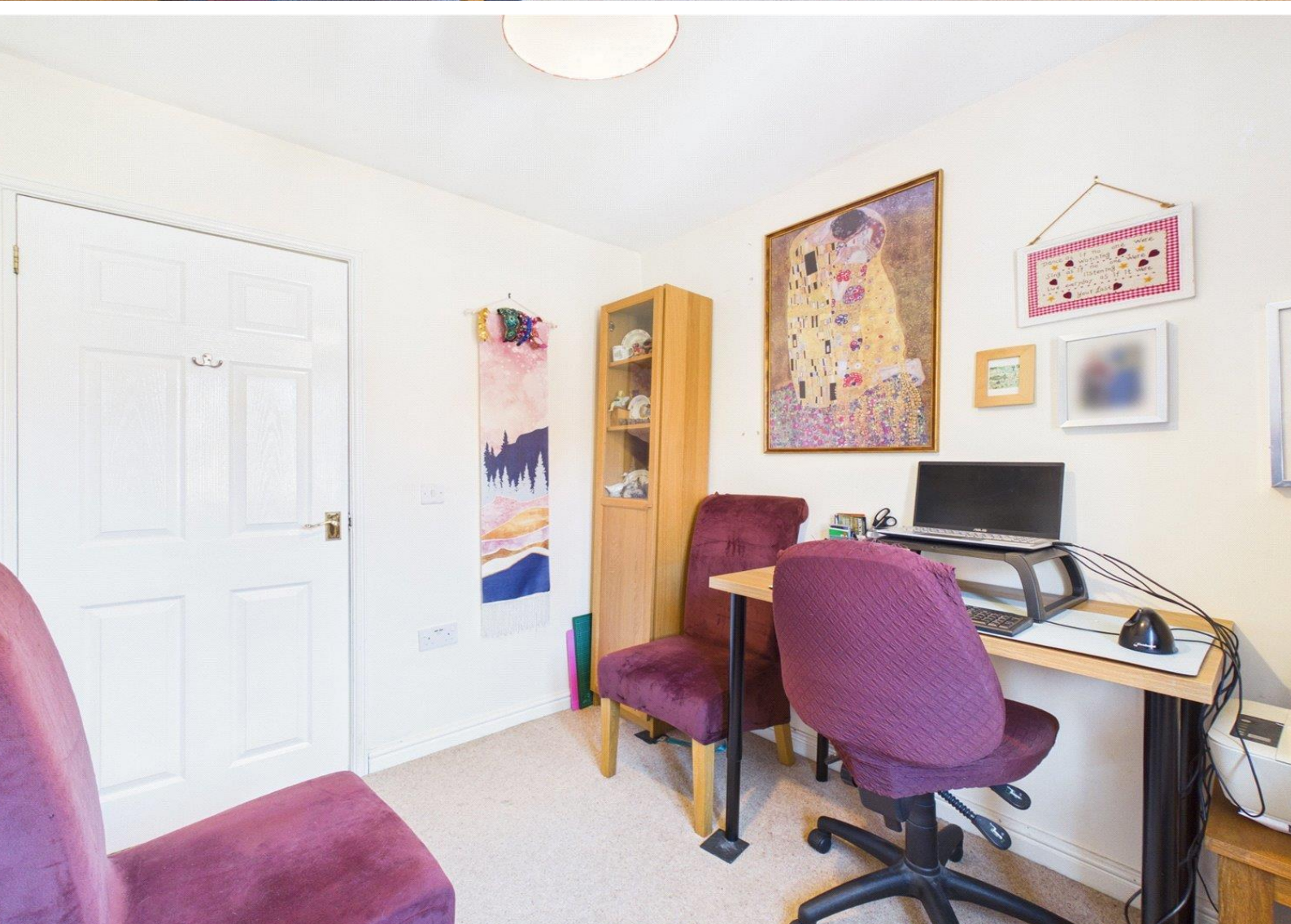
To the rear is a beautiful southfacing garden which is set over three tiers and there is a converted garage which has lighting and electrics.

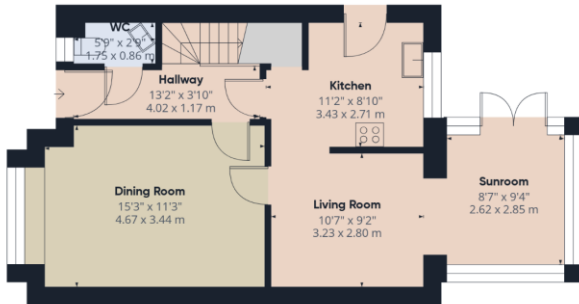


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

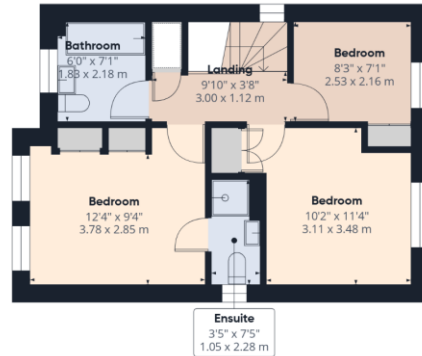




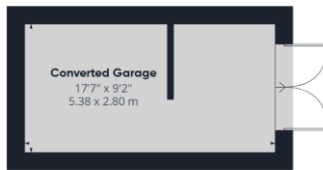




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area[®]
1137 ft²
105.7 m²

(1) Excluding balconies and terraces

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 and 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.

