



£450,000

Kings Close, Heanor DE75 7RD

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Executive Detached Four Bedroom Property
- Garage and Driveway
- Cul-De-Sac Location
- Newly Fitted Boiler
- corner plot
- Landscaped Garden
- Former Show Home
- High levels of technology
- Viewing Essential
- COUNCIL TAX BAND E

## Property Description

Derbyshire properties are excited to bring to the market this Stunning Family Home. This former Peveril show home is positioned on a sizable Corner plot position and offers superb fixtures and fittings throughout.

## Main Particulars

Derbyshire properties are excited to bring to the market this Stunning Family Home. This former Peveril show Home is positioned on a sizable Corner plot position and offers superb fixtures and fittings throughout. The property offers engineered oak internal doors, grade A double glazing fitted in 2011, Newly fitted Condensing logic heat boiler and consumer unit .

Internally the property comprises of :- Entrance hall, study, cloakroom/WC, utility room, kitchen breakfast room, large living room, separate dining room and rear garden room/cinema room.

The first floor leads to a spacious landing that allows for access to all four bedrooms, family bathroom and en-suite shower room located off bedroom one. The loft was re insulated in March 2024. Externally the property is positioned upon a corner plot and offers numerous parking spaces, integral garage and beautiful landscaped garden to the rear elevation. We recommend the property would ideally suit families looking for spacious family home with close proximity to a to OFSTED 'outstanding' Heanor Gate Spencer Academy and sixth form.

### Hall

4.99m x 1.76m (16' 4" x 5' 9") With hardwood access via covered storm porch, engineered oak plank flooring (KAHRS WOOD FLOOR OAK ), bespoke under the stairs cupboards and storage. Wall mounted radiator with decorative cover, LED spotlighting and smoke alarm to ceiling. Oak doors access the lounge, snug, kitchen, and cloakroom/WC.

### Downstairs WC

With low level WC, porcelain tiles 'Duravit' sanitary ware plus 'Axor/Grohe Starck' single lever mixer tap, wall mounted chrome heated towel rail and wall mounted storage cabinet. LED spot lighting to ceiling.

### Snug /Study

4.25m x 2.33m (13' 11" x 7' 8") With 'Kahrs' plank flooring, feature panelling to walls matching full height storage cupboards, decorative coving and LED spotlighting to ceiling, double glazed window to the front elevation and TV point. Underfloor heating with digital thermostat.

#### Kitchen

2.94m x 4.32m (9' 8" x 14' 2") This beautifully crafted kitchen comprises of a range of wall mounted matching units with granite work surfaces, upstand, window-sills and breakfast bar incorporating a sunken one and a half bowl sink with inset drainage within the granite worksurface. Integrated fridge/freezer and dishwasher (AEG). Five ring gas hob with stainless steel extractor canopy over, electric oven plus dual microwave/oven (Bosch). 'Qettle' boiler tap/water filter. Amtico.' Cornish oak.' Herringbone flooring with digitally thermostat controlled underfloor heating, undercover and plinth LED lighting. Spotlights to ceiling, double glazed window to the rear elevation, wall mounted radiator and internal oak door leading to :-

#### Utility

1.84m x 2.33m (6' 0" x 7' 8") This beautifully crafted bespoke hand painted utility comprises of a range of in frame wall base mounted units with 'quartz' work surface incorporating a stainless steel sink drainer unit with mixer taps, and window sill, under counter space and plumbing for washing machine and tumble dryer, part tiling to walls, under cupboard lighting, LED spotlighting to ceiling. The continuation of the herringbone floor covering from the kitchen, double glazed window and door to the rear elevation, wall mounted radiator and internal door accessing the integral garage.

#### Garden / Cinema Room

3.85m x 3.19m (12' 8" x 10' 6") This beautiful addition is located at the rear of the property and has bespoke French doors leading in from the dining room. Gable-end A-frame window within internally beaded glazing in 'Douglas fir' frames with external powder coated aluminium cladding in heritage RAL colour. Doors lead to the rear patio terrace, Kahrs engineered oak floor, wall mounted radiator adaptive cover, LED spotlighting to ceiling . built-in surround sound speakers (KEF) and full AV centre (for sale by separate negotiation).

#### Dining Room

3.56m x 3.19m (11' 8" x 10' 6") Easily accessed via the kitchen, lounge and garden room is the spacious dining room with engineered 'beech floor', wall mounted radiator with decorative cover, LED spotlights and coving to ceiling. Internal doors with glass inserts lead to:-

#### Lounge

5.63m x 3.46m (18' 6" x 11' 4") With feature double glazed bay window to the front elevation with deep sills, TV point, spotlights and coving to ceiling, wall mounted radiator with decorative cover. The feature focal point of the room is a remote controlled OER gas stove and fireplace. TV point and Broadband hub with attractive

decorative surround, raised hearth and illuminated backdrop. LED spotlighting to ceiling. Internal doors lead to:-

## First Floor

### Landing

1.26m x 2.90m (4' 2" x 9' 6") Accessed via the entrance hallway, with ceiling mounted loft access point (with drop down ladder). Internal Oak doors lead to all bedrooms and family bathroom.

### Bedroom One (Master Suite)

5.28m x 3.46m (17' 4" x 11' 4") This large master suite benefits from a sizable window with fitted blind to the front elevation, LED spotlights and coving to ceiling, wall mounted radiator with decorative cover and space for numerous pieces of bedroom furniture. Internal door lead to :-

### En Suite

1.70m x 1.64m (5' 7" x 5' 5") This beautifully crafted modern three piece shower suite contains wall mounted wash hand basin and corner shower enclosure with 'Matki' stone-resin shower tray, mains shower over with 'Matki Elixir' drench head shower and handset 'Duravit' sanitary ware, porcelain tiles with thermostat controlled underfloor heating, wall mounted chrome heated towel rail, wall mounted cabinet, double glazed obscured window with Venetian blind. LED spotlights and extractor fan to ceiling.

### Bedroom Two

3.36m x 3.36m (11' 0" x 11' 0") With double glazed window to the front elevation, wall mounted radiator, LED spotlights and coving to ceiling and 'Kahrs' engineered beech floor covering. Fitted Wardrobes/units.

### Bedroom Three

3.39m x 2.52m (11' 1" x 8' 3") With double glazed window to the rear elevation, 'Kahrs' engineered beech floor, LED spotlights to ceiling. fabric blind and fitted wardrobes / units.

#### Bedroom Four

3.21m x 2.42m (10' 6" x 7' 11") With double glazed window to the front elevation, engineered oak floor, venetian blind. LED spotlighting to ceiling.

#### Bathroom

1.85m x 2.84m (6' 1" x 9' 4") Recently refitted freestanding bath and screen (Waters of Ashbourne). Axor Citterio 'rain' shower drench head and handset in chrome with matching bath tap and mixer tap. Duravit sanitary ware, Porcelain tiles with underfloor heating and digital thermostat and chrome heated towel radiator. LED spotlighting, Obscured window to rear.

#### Single Integrated Garage

5.02m x 2.65m (16' 6" x 8' 8") LED lighting, multiple power sockets plus loft / storage space.

#### Outside

To the front of the property - Lawns to the front and side, with Laurel hedge border. Landscaped / stone resin and block paving drive for 4 / 5 cars.

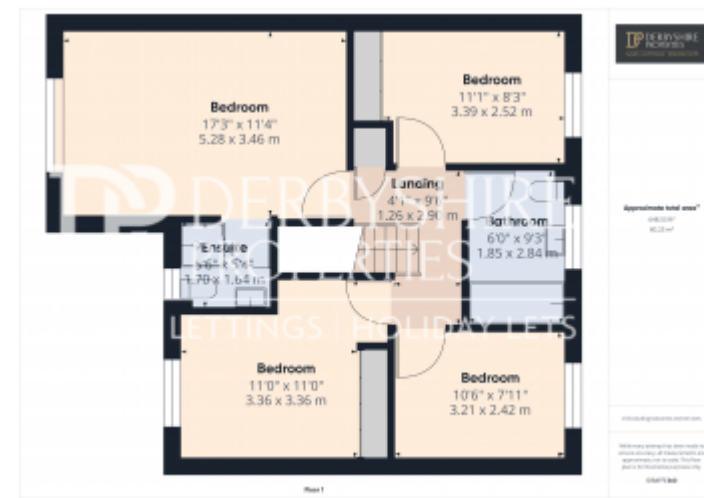
The rear garden is a beautiful landscaped rear garden offers hard-standing lawn areas. The upper patio comprises hardwood decking (yellow balau - teak) with raised beds / sleepers with mature planting / hedging offering a high degree of privacy. The lower patio which offers a great entertaining space comprises of Indian Sandstone, surrounded by sleeper beds and mature planting. The Garden shed with further storage space is located to the side of the house.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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