



£320,000

Heathfield Avenue, Ilkeston DE7 5EL

Detached House | 4 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Well Presented Detached Family Home
- Lounge & Dining Area
- Fitted Kitchen
- Ground Floor WC
- Four Bedrooms
- Family Bathroom
- Driveway Garage And Enclosed Garden
- Popular residential location

Property Description

Derbyshire Properties are delighted to offer to the sales market this well presented detached home situated in this popular location.

Main Particulars

Derbyshire Properties are delighted to offer to the sales market this well presented detached home situated in this popular location. The accommodation in brief comprises: Entrance hallway, ground floor w.c, lounge-diner, and fitted kitchen to the ground floor and to the first floor landing there are four bedrooms and family bathroom. Outside there is a driveway to the front elevation this leads to the garage and at the rear there is an enclosed garden.

Entrance Hallway -

With composite entrance door to the front elevation, radiator, under stairs storage cupboard, laminate flooring, stairs leading to the first floor landing.

W.C

Comprising a two piece suite of low level w.c, wash hand basin set into vanity unit with cupboard beneath, radiator, double glazed window to the front elevation.

Lounge-Diner

4.95m x 3.56m (16'3" x 11'8") - With feature fire surround, radiator, double glazed patio door to the rear elevation, archway to the dining area.

Dining Area

3.05m x 2.44m (10' x 8') - With double glazed window to the side elevation, radiator.

Kitchen

3.18m x 2.67m (10'5" x 8'9") - Comprising a range of wall, base and drawer units incorporating working surfaces over, one and a half bowl sink unit with mixer tap over, fitted appliances to include: Oven, hob and extractor fan, fridge-freezer and dishwasher, laminate flooring, double glazed window to the rear elevation, double glazed side entrance door.

Landing

With access to the loft space, airing cupboard housing tank, radiator.

Bedroom One

3.71m x 2.95m (12'2" x 9'8") - With double glazed window to the rear elevation, radiator.

Bedroom Two

3.73m x 2.74m (12'3" x 9') - With double glazed window to the front elevation, radiator.

Bedroom Three

2.79m x 2.03m (9'2" x 6'8") - With double glazed window to the front elevation, radiator.

Bedroom Four

2.64m x 1.88m (8'8" x 6'2") - With double glazed window to the rear elevation, radiator, fitted wardrobe.

Family Bathroom


2.97m x 1.68m (9'9" x 5'6") - Comprising a four piece suite of: w.c and wash hand basin set into vanity unit, shower encosuse with mains fed shower above, paneled bath, tiled splash backs, heated ladder towel rail, double glazed window to the side elevation, tiling to the floor.

Outside

To the front of the property there is a paved and pebbled driveway with outdoor tap and light, there is a garage with plumbing for automatic washing machine and light and power. At the side there a pathway leading to the rear garden with outdoor light. To the rear there is an enclosed garden laid to lawn with paved patio, garden shed and outdoor lighting.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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