



£325,000

Loscoe Road, Heanor DE75 7FG

Semi-Detached House | 2 Bedrooms | 2 Bathrooms

01773 820983

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Unique Modern Property
- Superb Open Plan Living Kitchen
- Modern Decor Throughout
- Large Living/Dining Room
- Spacious Plot
- Private Parking & Garage
- Landscaped Gardens
- COUNCIL TAX BAND A

Property Description

An opportunity to acquire this unique, spacious modern dwelling located near the town of Heanor. The property offers a well proportioned plot, garage, and modern, contemporary decor.

Main Particulars

Derbyshire Properties are pleased to present this unique and remodelled property located close to the Town of Heanor. The property has undergone extensive refurbishment and extensions, all combined with modern temporary Open-Plan spaces and decor. The property briefly comprises of:- entrance hallway, cloakroom/wc, open-plan lounge/dining room, superb open-plan, living kitchen, dining area, utility. To the first floor, a spacious landing links two double bedrooms, dressing area, and family bathroom. Externally The property is positioned on a sizable plot with driveway, providing parking for 3 to 4 vehicles, and detached garage. We believe the property would appeal to numerous potential buyers and an early internal inspection is truly essential to appreciate the accommodation on show.

Entrance

Entered via a composite door from the front elevation, oak door leads to the downstairs WC, wood floor covering, and wall mounted radiator. Door opening leads to:-

Cloakroom/Wc

Comprising of a WC, vanity unit, double glazed, obscure window and spotlights to ceiling.

Open Plan Lounge/Dining Room

With a continuation of the wood floor covering from the entrance, double glazed French doors and window to the front elevation, wall mounted radiators with decorative covers, Open Plan staircase to the 1st floor landing and useful storage cupboard. The focal point of the room is a modern electric fireplace with decorative surround and raised half, spotlights, to ceiling and internal door leading to:-

Superb Open Plan Living Kitchen/Diner

Comprising of a range of matching wall and base mounted units with quartz worksurface incorporating a moulded sink drainer unit with mixer taps. Numerous incorporated appliances include double oven, wine cooler, induction hob with extractor over and dishwasher. The superb kitchen worksurface also creates a useful breakfast bar area with seating for four people. Large tiled floor covering combines the kitchen and dining area, where two sets of French doors with adjoining windows to the front elevation can be found. An additional feature picture window to the side elevation and door opening leads to:-

Utility Area

With the continuation of the units from the kitchen is this sleek utility room with lots of wall and base mounted storage cupboards and floor to ceiling, larder style cupboards. Tiled floor covering leads in from the dining area, spotlights to ceiling and composite door leads out to the side garden.

First Floor

Landing

Accessed from the lounge/dining room with vinyl floor covering and internal oak doors providing access to both bedrooms and bathroom.

Bedroom 2

With double glazed window to the front elevation, wall mounted radiator, wood floor covering, spotlights to ceiling and range of modern fitted wardrobes with sliding front to doors.

Bathroom

Comprising of a three-piece suite to include WC, large vanity unit and panelled bath with mains fed shower and attachment over with complementary shower screen. Fully tiled walls, spotlights and extractor fan to ceiling, wall mounted radiator, useful floor to ceiling storage cupboard, wood floor covering and double glazed obscured window to the front elevation.

Dressing Room/Nursery

With double glazed window to the front elevation, wood floor covering, spotlights to ceiling and range of open wardrobes and radiator. Door opening leads to:-

Bedroom 1

The master suite is very spacious with double glazed window to the front elevation allow allowing for access onto a balcony. Wall mounted radiator, TV point, spot lighting and useful storage cupboard.

Outside

The property is accessed via a main road and shared driveway with security gates leading to the property a tarmac driveway with block paved hardstanding providing vehicle standing for 3 to 4 vehicles and access to a detached garage with up and over door light and power. The garden is mainly laid to lawn with timber fence boundaries, garden shed and mature screening to boundaries.

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.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		80
(69-80) C	65	
(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	

Telephone: 01773 820983

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN REALTY =

www.derbyshireproperties.com