



Howitt Street
Heanor

burchell
edwards



Property Description

NO ONWARD CHAIN.

A rare opportunity to acquire this spacious three/four-bedroom detached bungalow, occupying a generous plot in a sought-after location close to Heanor town centre and local amenities.

Offering versatile accommodation throughout, the property briefly comprises an entrance hall, extensive open-plan lounge and dining room, fitted kitchen with adjoining utility room, three well-proportioned bedrooms, a shower room and separate cloakroom/WC. A substantial loft room provides excellent additional space and offers potential for a variety of uses, subject to any necessary consents.

Externally, the property enjoys a large frontage with ample driveway parking leading to a detached double garage with electric up-and-over door. To the rear is a particularly impressive, mature garden, mainly laid to lawn and surrounded by established trees, shrubs and planting, creating a private and peaceful outdoor space.

Requiring a degree of modernisation, this fantastic home offers superb scope for buyers looking to create their ideal property. Early viewing is highly recommended to appreciate the size, setting and potential on offer.

Entrance Hall

Spacious entrance hall with stairs rising to the first-floor loft room, built-in storage cupboards with display shelving, and doors providing access to the living room, dining room, bedrooms, and cloakroom WC. A central hallway offering access to the majority of the accommodation.

Living Room

Generously proportioned dual-aspect reception room featuring large windows to the front and side elevations, allowing for an abundance of natural light. Enjoying a feature fireplace as a focal point, this spacious room offers ample space for a range of lounge furniture, creating an ideal setting for relaxation and entertaining or even a fourth ground floor bedroom.

Wc / Cloakroom

Fitted with a low-level WC and obscured window to the front elevation, providing convenient ground-floor facilities.

Lounge / Dining Room

A superb open-plan reception space offering clearly defined lounge and dining areas, ideal for both everyday living and entertaining. The lounge area features a decorative fireplace with built-in display shelving and a large window overlooking the front garden, while the dining area benefits from dual-aspect windows providing pleasant views across the rear garden and an abundance of natural light. With ample space for both seating and dining furniture, this versatile room forms the heart of the home.

Kitchen

Fitted with a range of wall and base units with work surfaces incorporating a sink and drainer unit, gas hob with extractor over, and built-in double oven. Benefiting from a breakfast bar, dual-aspect windows, rear access door, and opening through to the utility room.

Utility Room

Useful utility space with fitted shelving, space and plumbing for appliances, dual-aspect obscured windows, and access from the kitchen.

Shower Room

Modern suite comprising a walk-in shower enclosure, low-level WC, wash hand basin with vanity storage, tiled walls, and obscured window to the side elevation.

Bedroom One

Spacious double bedroom benefiting from fitted wardrobes providing ample storage and a window to the front elevation allowing for plenty of natural light.

Bedroom Two

Good-sized double bedroom with window to the rear elevation overlooking the garden, offering ample space for bedroom furniture and benefiting from plenty of natural light.

Bedroom Three

Well-proportioned bedroom with window to the side elevation, allowing for natural light, and offering versatile space for use as a bedroom, nursery or home office.

Loft Room

A substantial and versatile loft room with sloping ceilings, large window to the front elevation, and ample floor space. Ideal for a variety of uses including a hobbies room, home office, bedroom or occasional accommodation.

Garage

Double garage benefiting from an electric up-and-over door, providing excellent off-road parking, storage, or workshop space.

Externals

The property is set back from the road behind a generous frontage with a driveway providing ample off-road parking and access to the double garage. The garden is well stocked with a variety of mature shrubs and planting, creating an attractive approach to the home.

A particularly generous and mature rear garden, predominantly laid to lawn and enclosed by established trees, shrubs and planting. Enjoying a high degree of privacy, the garden offers ample space for outdoor entertaining, family activities and keen gardeners alike, with pathways leading through the grounds and access to the double garage.

Agents Note

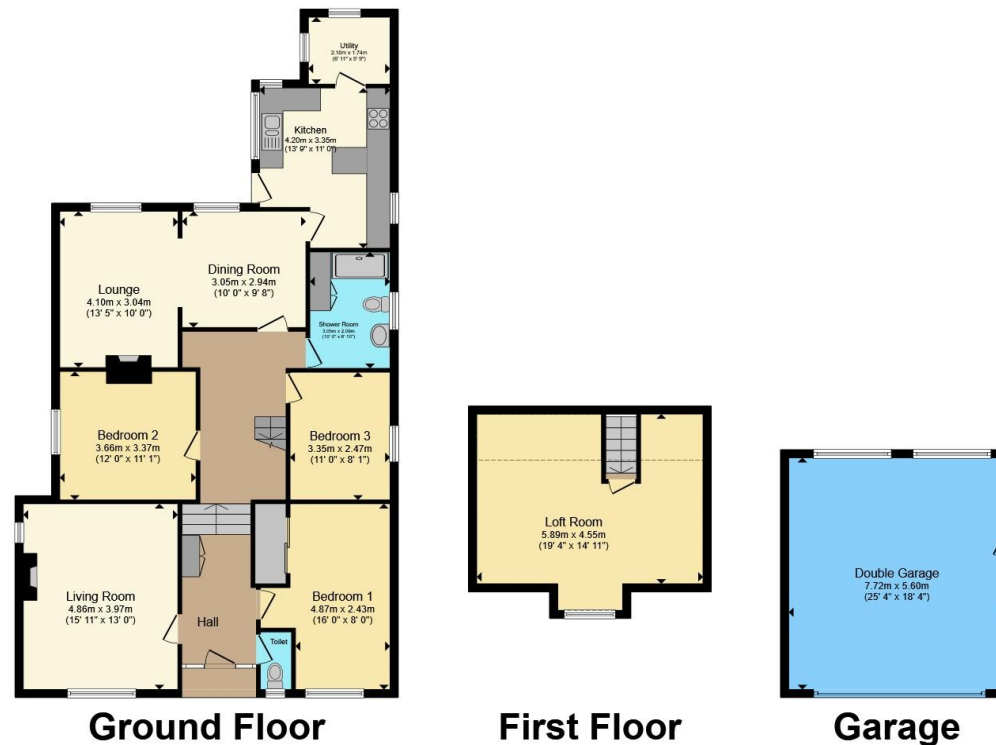
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- We are aware that there is a Tree Protection Order in place. Please ask your conveyancer to undertake the required checks'









Total floor area 186.5 m² (2,008 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
Band: E

Tenure: Freehold

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