



11B Nook End Road

Heanor DE75 7QQ

£190,000



3



2



1



B

11B Nook End Road

Heanor DE75 7QQ

Inside, you are welcomed by an entrance hallway that leads to the heart of the home. The open-plan kitchen, dining, and living area create a bright and welcoming space, perfect for everyday living and entertaining. The modern kitchen is fitted with quality appliances and offers plenty of storage, while the generous dining and living areas provide plenty of room to relax or host guests.

The ground floor also features two double bedrooms, both of which are well-sized and adaptable to suit your needs whether as guest rooms, children's bedrooms, or home offices.

A striking spiral staircase takes you to the first-floor Mezzanine master bedroom, which benefits from an ensuite shower room. This spacious room offers a peaceful retreat and could also be used as a second living area, office, or hobby room. The glass balustrade overlooking the open-plan living space below adds a modern touch and enhances the sense of space.

Outside, the property features an enclosed and landscaped rear courtyard, perfect for outdoor relaxation or entertaining. To the front, there is off-road parking.

Overall, this property offers a well-designed, comfortable home in a sought-after location. It provides a great blend of modern style, flexible living options, and practical features, making it a fantastic place to call home.





Hallway

Enter via composite door with side panel into hallway, spot light lighting, cupboard housing I Mini boiler (2020) & consumer unit, radiator & laminate flooring.

Kitchen

10'9" x 10'8" (3.28m x 3.25m)

Solid wooden door into open plan living/dining kitchen, kitchen area has a range of wall, base & drawer units in gloss white with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled splash backs, built in electric oven & electric induction hob with extractor fan over, space for fridge/freezer, plumbed for washing machine, spot light lighting, two double glazed windows to the front elevation, Velux sky light, wooden door to inner hallway & laminate flooring.

Lounge/Diner

16'11" x 11'2" (5.16m x 3.40m)

Double glazed French doors to the front elevation, Velux skylight, TV point, spot light lighting, spiral staircase to first floor, radiator & part laminate & part carpet flooring.

Ground Floor Bedroom Three

9'11" x 8'3" (3.02m x 2.51m)

Solid wooden door, spot light lighting, radiator, laminate flooring & double glazed French doors lead onto rear garden.

Inner Hallway

Solid wooden door, radiator & laminate flooring.



Ground Floor Bedroom Two

Solid wooden door, spot light lighting, radiator, carpet flooring & double glazed French doors lead into rear garden.

Bathroom

5'11" x 5'9" (1.80m x 1.75m)

Double glazed frosted window to the side elevation, panelled bath with mains feed shower over, low flush WC, wash hand basin in vanity, UPVC panelled walls, spot light lighting, extractor fan, radiator & vinyl flooring.

Mezzanine Bedroom

20'8" x 14'11" (6.30m x 4.55m)

Spiral staircase leads to large Mezzanine bedroom with glass banisters, two Velux sky lights, radiator & fitted carpet.



En-Suite

6'10" x 3'10" (2.08m x 1.17m)

Solid wooden door into En-Suite, walk in mains feed shower, low flush WC, wash hand basin in vanity unit, spot light lighting, UPVC walls, radiator & vinyl flooring.

Rear Garden

Paved patio area, artificial lawn area & fence boundary.

Frontage

Tarmac frontage for off road parking, small front wall.

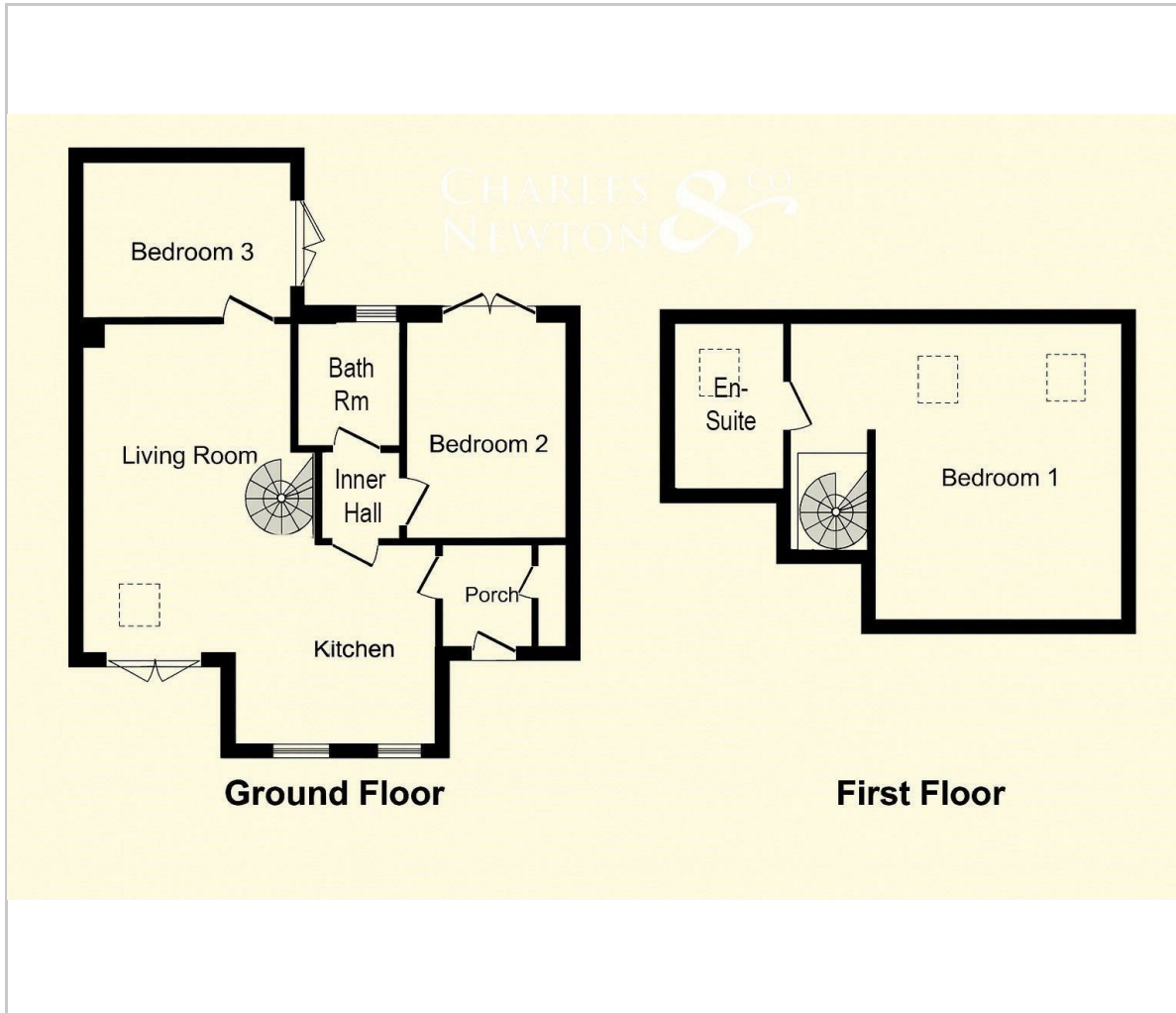
Council Tax

Amber Valley C





Floor Plan



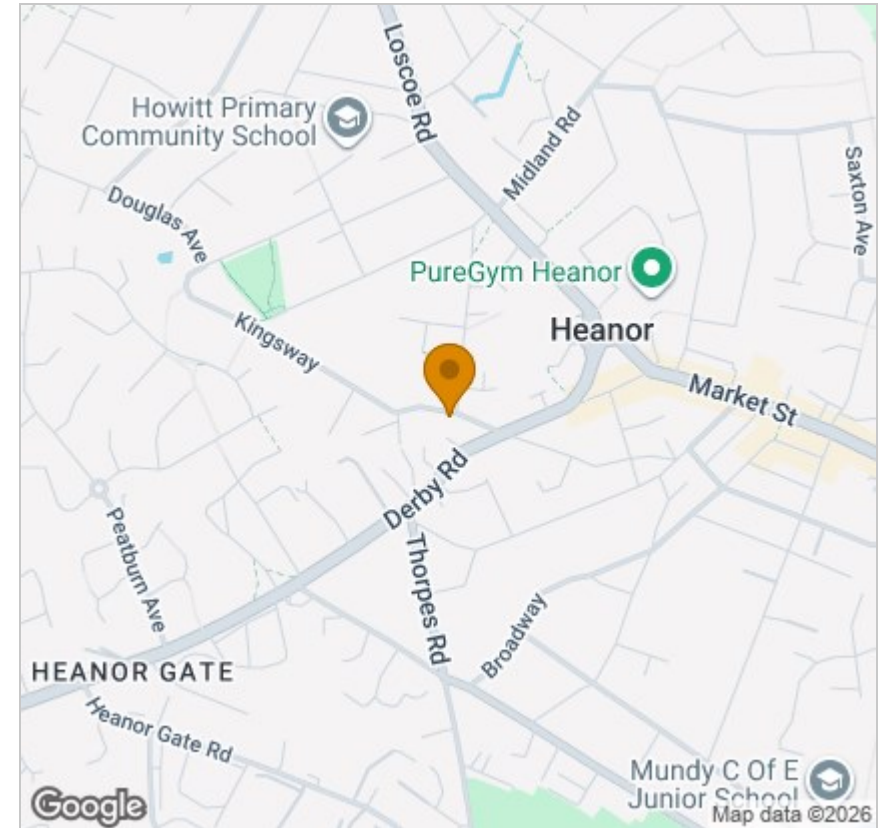
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
 Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk

Area Map



Energy Efficiency Graph

