



£285,000

Stoddard Drive, Heanor DE75 7ST

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Detached Home
- Garage & Driveway  
Parking for Multiple Vehicles
- Viewing Essential To  
Appreciate Plot And  
Presentation
- Ideal For Access to A38 &  
Derby
- Perfect Family Home
- Popular Residential  
Location
- Spacious & Flexible  
Accommodation
- EV Charging Point
- Four Bedrooms, Family  
Bathroom & Further En Suite

## Property Description

Derbyshire Properties are pleased to present this four bedroom detached home on ever popular residential estate in Heanor. The property boasts enviable corner position and remains within walking distance of a wide range of local amenities, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this four bedroom detached home on ever popular residential estate in Heanor. The property boasts enviable corner position and remains within walking distance of a wide range of local amenities, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Area, Kitchen, WC & Conservatory to the ground floor with four sizeable Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the home benefits from corner position allowing for a wealth of off street parking with access to integral garage via up and over door. There is also EV charging point. The rear enclosed garden is a wonderfully private space with large entertaining patio housing brick built barbeque station whilst stairs lead to lawned space forming the ideal area to host or relax. A combination of timber fencing and mature shrubbery borders and secures the space making it ideal for those with pets and young children.

### Entrance Hall

Accessed via UPVC door to front elevation with twin double glazed units, tiled effect flooring, wall mounted radiator and French doors entering;

### Lounge

Enjoying an open aspect to the dining area with double glazed window to front elevation, wall mounted radiator and wall mounted electric fireplace. Wooden flooring extends to;

### Dining Area

With further wall mounted radiator and double glazed sliding doors accessing;

### Conservatory

UPVC double glazed conservatory with tiled flooring throughout and double glazed sliding doors opening to rear garden.

### Kitchen

Featuring a comprehensive range of base cupboards and eye level units with integrated appliances including; Gas hob with accompanying extractor hood, oven, microwave oven, dishwasher and stainless steel inset sink. Tiled splashback covers the workspace whilst there is undercounter plumbing for washing machine. Tiled flooring runs throughout whilst there are double glazed windows to rear and side elevation.

### WC

With low level WC & mini wall mounted radiator.

### Landing

Accessing all four bedrooms and the family bathroom, this carpeted space benefits from loft hatch access and fitted airing cupboard for storage.

#### Bedroom One

With two double glazed windows to the front elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

#### En Suite

A tiled three piece suite including; Shower cubicle, pedestal handwash basin & low level WC.

#### Bedroom Two

With double glazed window to the front elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes provide valuable storage capacity.

#### Bedroom Three

With double glazed window to the rear elevation, wall mounted radiator and wood effect flooring.

#### Bedroom Four

With double glazed window to the rear elevation, wall mounted radiator and wood effect flooring.

#### Bathroom

A stylish three piece suite including; Bath with shower screen and attachment, vanity handwash basin and low level WC. Ceiling fitted extractor unit, wall mounted heated towel rail and double glazed obscured window to rear elevation completes the space.

#### Outside

Externally, the home benefits from corner position allowing for a wealth of off street parking with access to integral garage via up and over door. There is also EV charging point. The rear enclosed garden is a wonderfully private space with large entertaining patio housing brick built barbeque station whilst stairs lead to lawned space forming the ideal area to host or relax. A combination of timber fencing and mature shrubbery borders and secures the space making it ideal for those with pets and young children.

#### Council Tax

We understand that the property currently falls within council tax band C, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### 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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>68</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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