

# Modern living in Heeze



HEEZE | Antonius van Lieropstraat 21

vraagprijs € 569.000 k.k.



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[www.dhvc.nl](http://www.dhvc.nl)

# Kenmerken & specificaties



Bouwjaar:	2008
Soort:	eengezinswoning
Kamers:	6
Inhoud:	556 m <sup>3</sup>
Woonoppervlakte:	137 m <sup>2</sup>
Perceeloppervlakte:	217 m <sup>2</sup>
Overige inpandige ruimte:	18 m <sup>2</sup>
Gebouwgebonden buitenruimte:	18 m <sup>2</sup>
Externe bergruimte:	0
Verwarming:	c.v.-ketel
Isolatie:	volledig geïsoleerd
Energielabel:	A



# property description

DHVC Realestate offers you: A modern and high-quality finished semidetached house with your own driveway, garage and sunny backyard offering privacy with a beautiful canopy.

This well-maintained house is also equipped with an attractive living room with lounge area, a modern kitchen, modern bathroom and sanitary facilities, 5 spacious bedrooms and a sunny backyard located on the southwest.

## Location:

The house is located on a quiet street in a child-friendly residential area in the popular neighborhood 'theEnglish garden'. A short distance from roads, the station, the center of Heeze, a primary school and the Strabrechtse heath. The house is also located 20 minutes from ASML and the Hightech Campus.

## Ground floor:

Via the private and spacious driveway with space for two cars and access to the house from here.

## Entrance:

Spacious hall with a tiled floor (with underfloor heating) which extends over the entire ground floor. From the hall access to the modern toilet room, meter cupboard, wardrobe, stairs to the first floor and the living room.

## Toilet room:

Modern tiled toilet room with toilet and hand basin.

## Living room:

Attractive and spacious open living room with tiled floor, practical stair cupboard and plenty of light through the large windows at the front and rear of the house.

## Kitchen:

The beautiful and modern kitchen is located at the front side of the house and equipped with all conceivable built-in appliances such as; a polished composite worktop with sink, built-in cooking platform (gas), extractor hood, combi oven, refrigerator, freezer, dishwasher, recessed lighting and various cupboards and drawers for more than enough storage space.

## First floor:

Spacious landing gives access to the bedrooms, bathroom and staircase to the second floor.

## Bedrooms:

Bedroom 1: Located at the backyard, spacious bedroom windows, radiator and an electrically operated roller shutter.

Bedroom 2: Located at the front, spacious bedroom with large windows with French balcony and radiator.

Bedroom 3: Located at the backyard, spacious bedroom with windows and radiator.

#### Bathroom:

Modern tiled, spacious bathroom with bath, shower with cabin, toilet and a double sink with modern bathroom furniture.

#### 2nd floor:

Spacious landing with laminate flooring, side wall window, cupboard wall and a hatch with loft ladder to the spacious attic.

#### Laundry room:

Practical laundry/boiler room with connection for white goods, central heating combi boiler and mechanical ventilation unit and air conditioning (which can cool the first and second floors).

#### Bedroom 4:

Located at the rear, spacious bedroom with laminate flooring, radiator, dormer window and spacious wardrobe.

#### Bedroom 5:

Located at the front, spacious bedroom with laminate flooring, dormer window, radiator and wardrobe.

#### Garden:

Located on the southwest, sunny backyard with back entrance (via garage). The garden has a lawn, borders with various types of plants, an outside tap, garden lighting (induction loop) and a covered terrace with decorative paving directly at the house.

#### Garage:

The spacious garage which is equipped with water, electricity, and access to the backyard and driveway from the garage.

#### Characteristics:

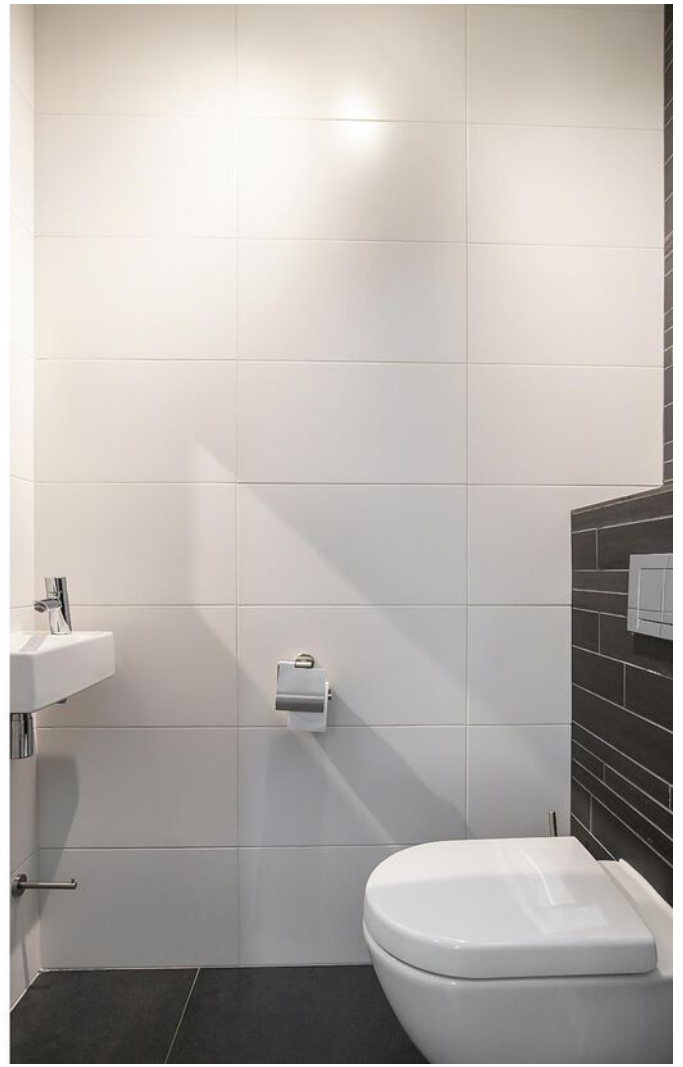
- This is a spacious semi-detached house with garage and is located in a popular residential location in Heeze.
- The house is optimally insulated and therefore has an energy label A.
- The entire ground floor has underfloor heating.
- The house has a modern kitchen, bathroom and sanitary facilities.
- The house has 5 full bedrooms
- The mechanical ventilation system will be renewed in 2022.

#### General information:

The information provided is of a general nature and is no more than an invitation to enter into negotiations. The information, including plans and measurements, has been compiled with care (but these may differ from reality) and come from a reliable source in our opinion. However, we cannot accept any liability for its correctness.

#### Bank guarantee:

As security for the fulfillment of the obligations of the purchase agreement, the purchasing party must, after the conclusion of the purchase agreement, provide a bank guarantee or a deposit of 10% of the purchase price to the civil-law notary.







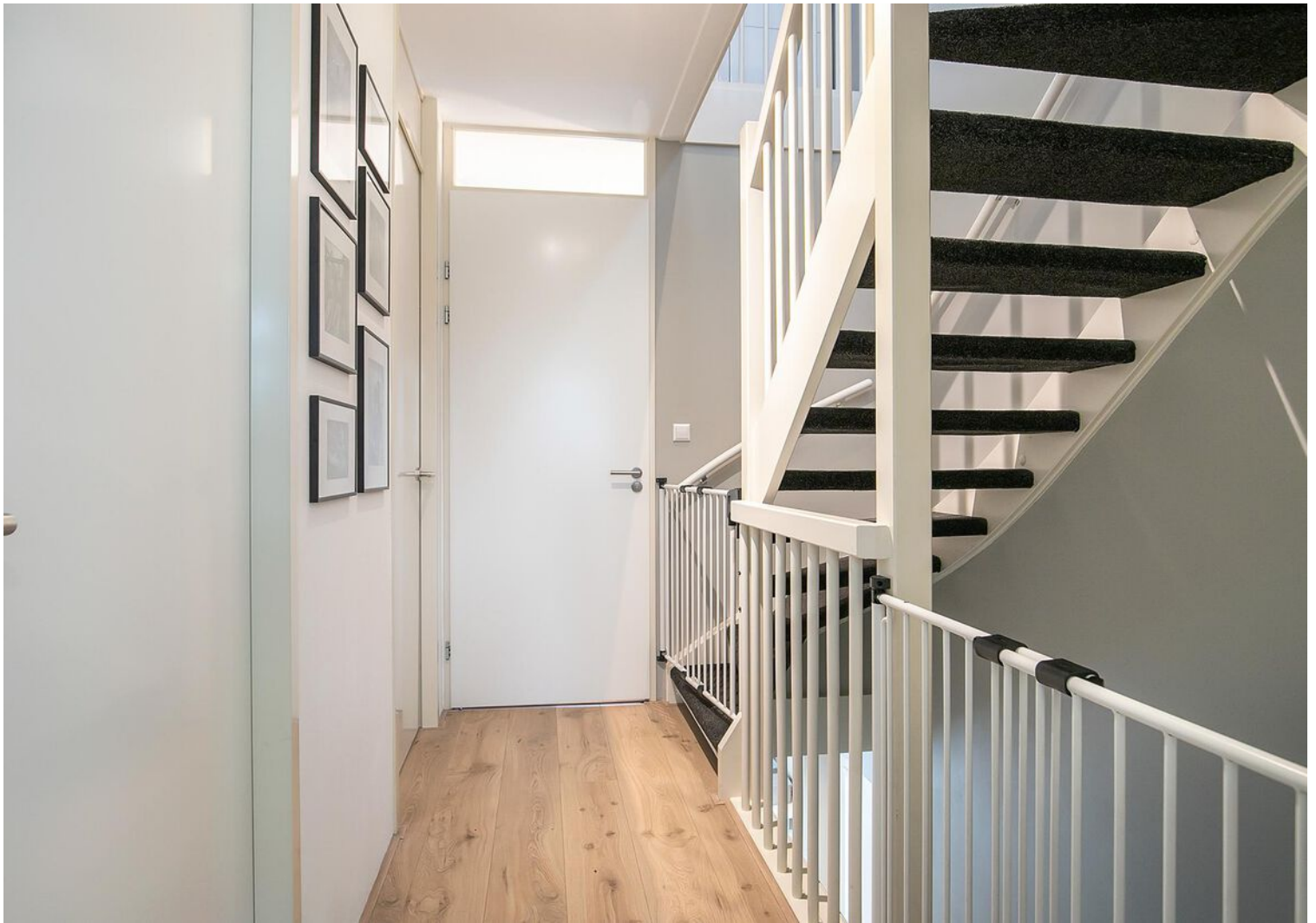














































# Plattegrond



Deze plattegronden zijn opgemaakt voor indicatieve doeleinden.  
Hieraan kunnen geen rechten worden ontleend.

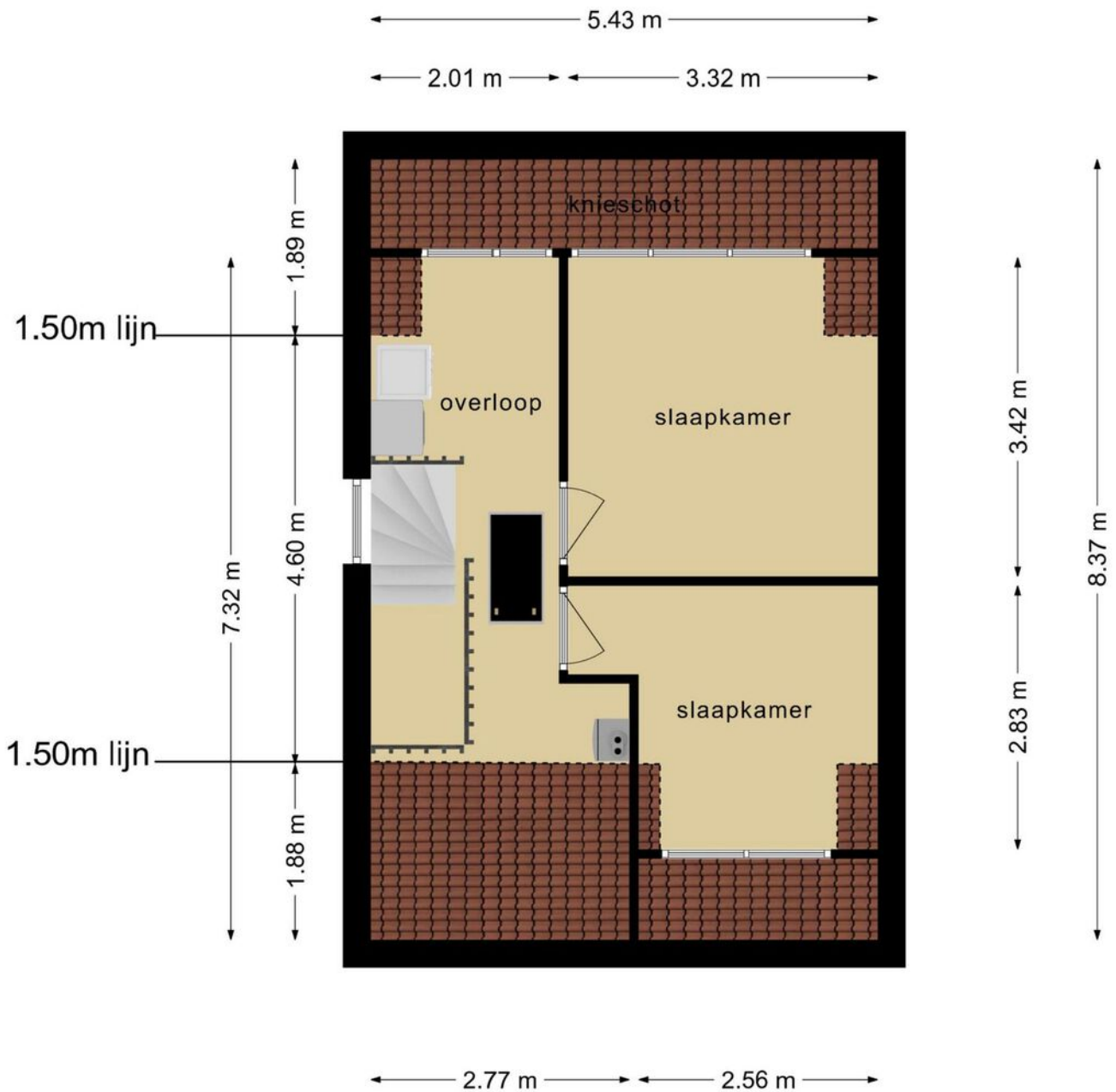
# Plattegrond



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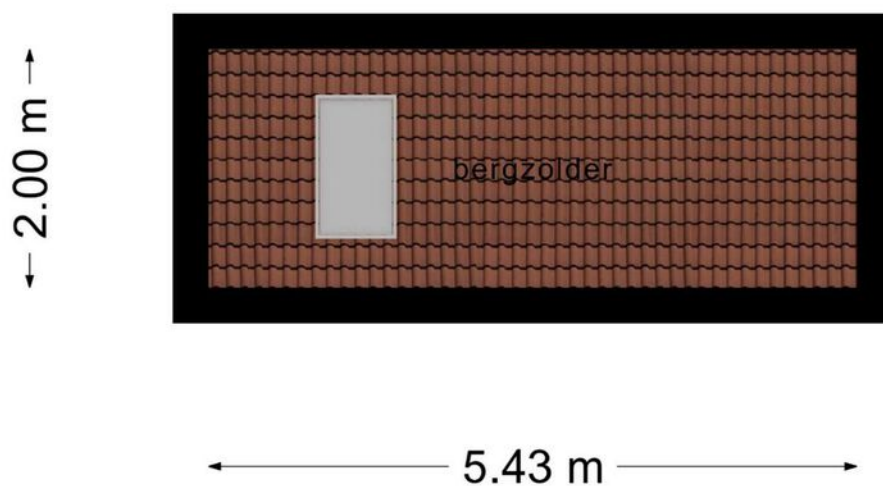


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# Kadastrale kaart

Kadastrale kaart

Uw referentie: Antonius van Lier21

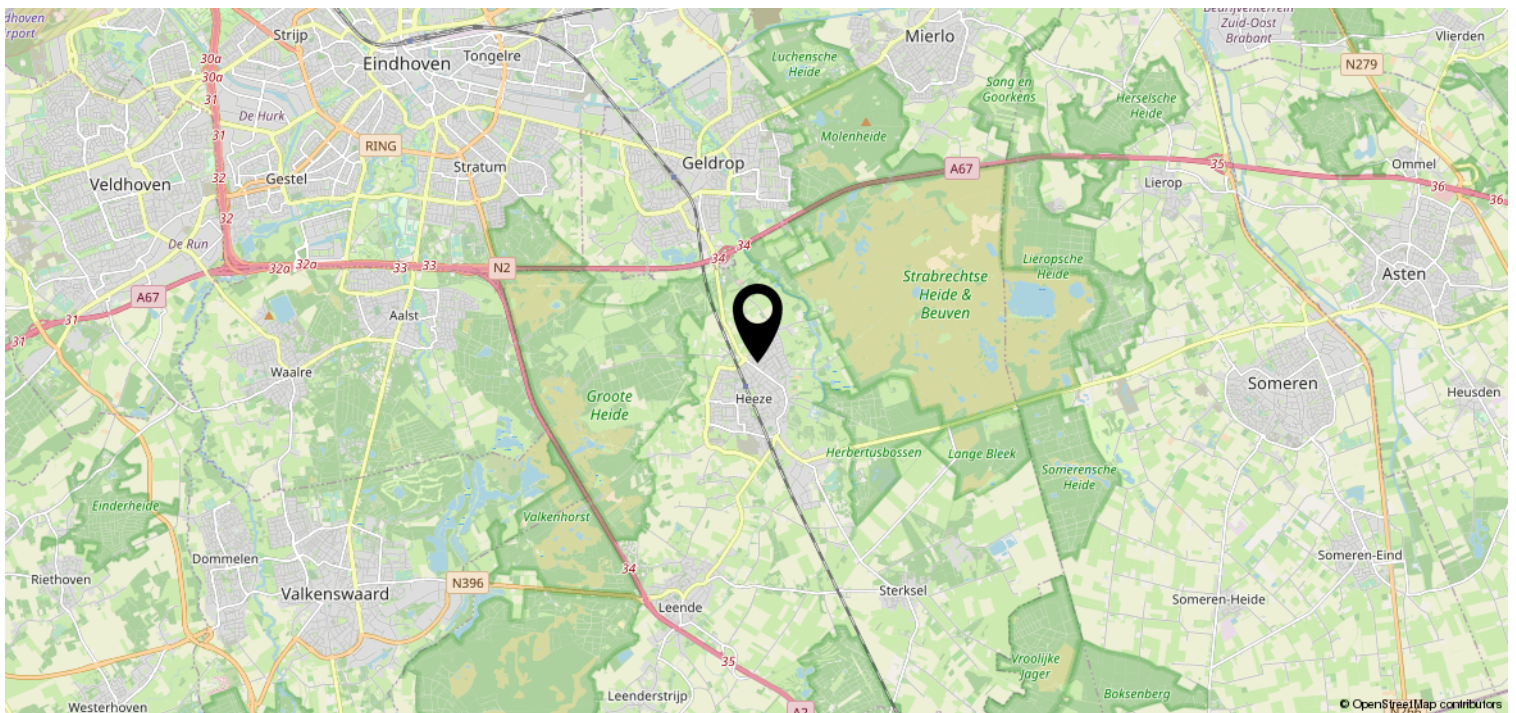
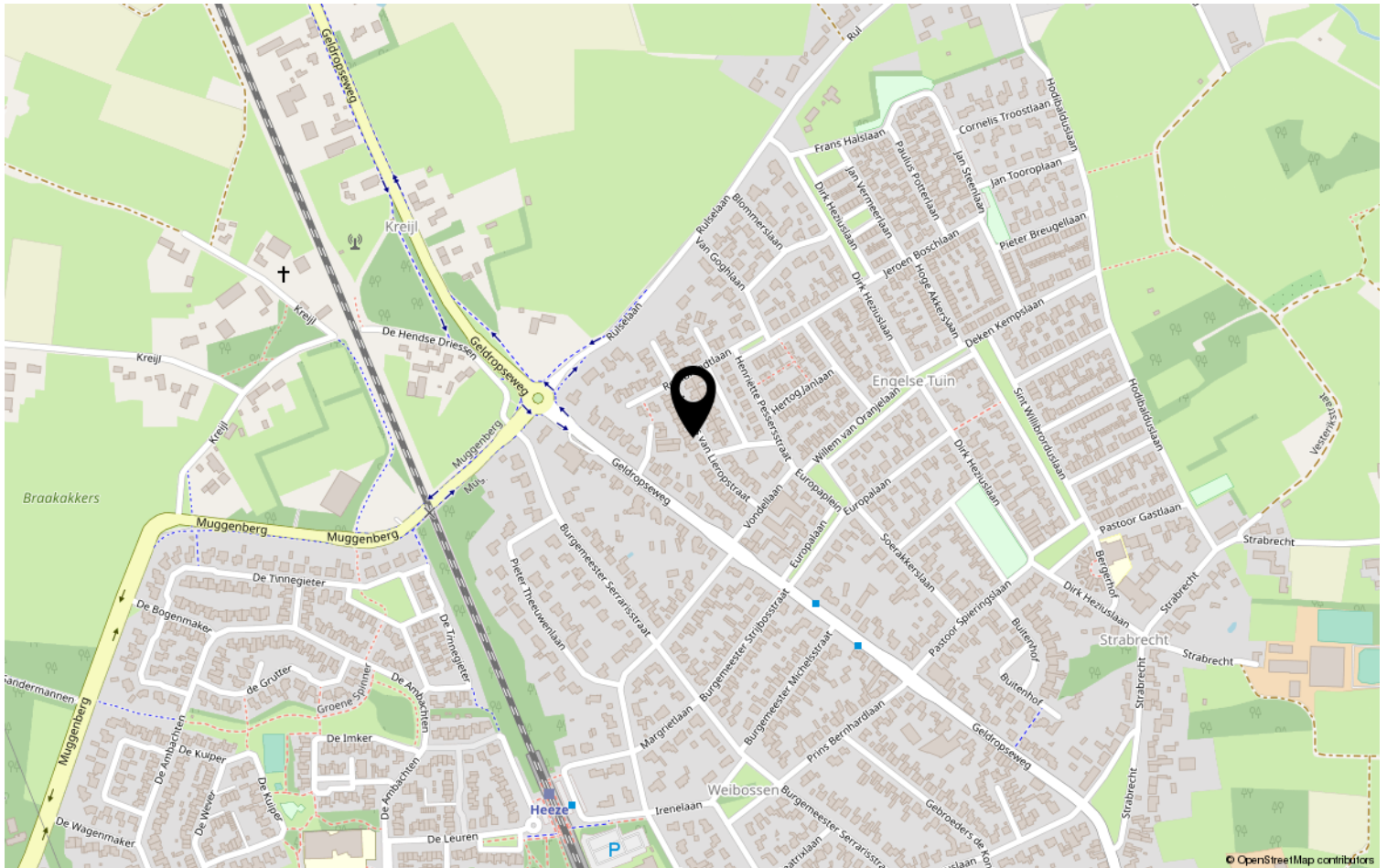


12345	Deze kaart is noordgericht	Schaal 1: 500	
25	Perceelnummer	Kadastrale gemeente Heeze	
	Huisnummer	Sectie G	
	Vastgestelde kadastrale grens	Perceel 952	
	Voorlopige kadastrale grens		
	Administratieve kadastrale grens		
	Bebouwing		

Voor een eensluitend uittreksel, geleverd op 8 februari 2023  
De bewaarder van het kadaster en de openbare registers

Aan dit uittreksel kunnen geen betrouwbare maten worden ontleend.  
De Dienst voor het kadaster en de openbare registers behoudt zich de intellectuele eigendomsrechten voor, waaronder het auteursrecht en het databankenrecht.

# Locatie op de kaart





# Lijst van zaken

	Blijft achter	Gaat mee	Ter overname	NVT
<b>Woning - Interieur</b>				
(Voorzet) openhaard met toebehoren				X
Allesbrander				X
Houtkachel				X
(Gas)kachels				X
Designradiator(en)				X
Radiatorafwerking				X
Verlichting, te weten				
- inbouwspots/dimmers	X			
- opbouwspots/armaturen/lampen/dimmers		X		
- losse (hang)lampen		X		
-				X
-				X
(Losse)kasten, legplanken, te weten				
- Groene hangkast (nieuw) en/of witte wandkast in de woonkamer			X	
- Kledingkast in slaapkamer 4			X	
Raamdecoratie/zonwering binnen, te weten				
- gordijnrails	X			
- gordijnen	X			
- overgordijnen				X
- vitrages	X			
- rolgordijnen	X			
- lamellen				X
- jaloezieën			X	
- (losse) horren/rolhorren				X
-				X
-				X
Vloerdecoratie, te weten				
- vloerbedekking				X
- parketvloer				X
- houten vloer(delen)				X
- laminaat	X			
- plavuizen				X





# Lijst van zaken

	Blijft achter	Gaat mee	Ter overname	NVT
<b>Woning - Sanitair/sauna</b>				
Sauna met toebehoren				X
				X
				X
Toilet met de volgende toebehoren				
- toilet	X			
- toiletrolhouder	X			
- toiletborstel(houder)	X			
- fontein	X			
-				X
-				X
Badkamer met de volgende toebehoren				
- ligbad	X			
- jacuzzi/whirlpool				X
- douche (cabine/scherm)	X			
- stoomdouche (cabine)				X
- wastafel	X			
- wastafelmeubel	X			
- planchet				X
- toiletkast				X
- toilet	X			
- toiletrolhouder	X			
- toiletborstel(houder)	X			
-				X
-				X
<b>Woning - Exterieur/installaties/ veiligheid/energiebesparing</b>				
Schotel/antenne				X
Brievenbus				X
Kluis				X
(Voordeur)bel	X			
Alarminstallatie				X
(Veiligheids)sloten en overige inbraakpreventie				X
Rookmelders	X			
(Klok)thermostaat	X			

# Lijst van zaken

	Blijft achter	Gaat mee	Ter overname	NVT
Airconditioning	X			
Screens				X
Rolluiken	X			
Zonwering buiten				X
Telefoonaansluiting/internetaansluiting	X			
Veiligheidsschakelaar wasautomaat				X
Waterslot wasautomaat				X
Zonnepanelen				X
Oplaadpunt elektrische auto				X
				X
				X
				X
				X
Warmwatervoorziening, te weten				
- CV-installatie	X			
- boiler				X
- geiser				X
-				X
-				X
-				X
Isolatievoorzieningen (voorzetramen/ radiatorfolie etc.), te weten				
-				X
-				X
<b>Tuin - Inrichting</b>				
Tuinaanleg/bestrating	X			
Beplanting	X			
				X
<b>Tuin - Verlichting/installaties</b>				
Buitenverlichting	X			
Tijd- of schemerschakelaar/ bewegingsmelder				X
				X
<b>Tuin - Bebouwing</b>				



# Lijst van zaken

	Blijft achter	Gaat mee	Ter overname	NVT
Tuinhuis/buitenberging				X
Kasten/werkbank in tuinhuis/berging				X
(Broei)kas				X
				X
				X
<b>Tuin - Overig</b>				
Overige tuin, te weten				
- (sier)hek				X
- vlaggenmast(houder)				X
- Trampoline	X			
- Speelhuis	X			
<b>Overig - Contracten</b>				
CV: Nee				
Boiler: Nee				
Zonnepanelen: Nee				

# Heeft u interesse?



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