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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**The Old Pond, Ilkeston Road, Heanor, Derbyshire, DE75 7BP**  
**£240,000**



**FEATURES:**

- DETACHED BUNGALOW
- THREE BEDROOMS
- SPACIOUS THROUGHOUT
- LOUNGE DINER
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM
- GARAGE AND DRIVEWAY
- GOOD SIZED PLOT
- LANDSCAPED GARDENS
- MUST BE VIEWED

**COUNCIL TAX BAND: C EPC RATING: D**

#### **Entrance Hallway**

Doors to all rooms, storage cupboard housing the boiler, storage cupboard, radiator.

#### **Kitchen**

3.28 m x 3.58 m (10'9" x 11'9")

Two UPVC double glazed windows to side aspect, door to side aspect, a range of base and wall units with roll top work surface with upstand, sink unit, integrated oven, hob and extractor above, plumbing for washing machine, space for fridge, vinyl flooring and radiator.

#### **Lounge Diner**

7.15 m x 3.59 m (23'5" x 11'9")

UPVC double glazed windows to rear aspect, UPVC patio doors to rear aspect, two radiators, tv point.

#### **Bathroom**

UPVC double glazed window to front aspect, a modern three piece suite comprising of double shower cubicle, hand wash basin and WC set in a vanity unit, part tiled walls, vinyl flooring, towel rail.

#### **Bedroom One**

9.50 m x 3.62 m (31'2" x 11'11")

Two UPVC double glazed windows to rear aspect, radiator, fitted wardrobes.

#### **Bedroom Two**

3.59 m x 2.82 m (11'9" x 9'3")

UPVC double glazed window to front aspect, radiator.

#### **Bedroom Three**

2.34 m x 1.97 m (7'8" x 6'6")

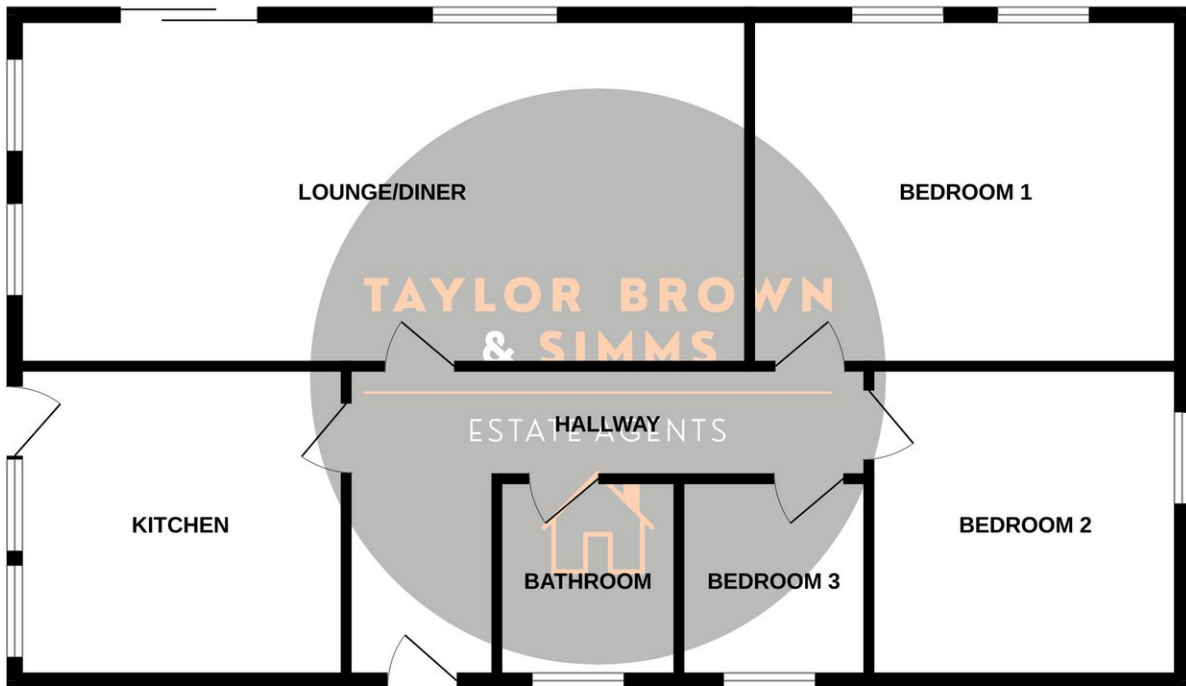
UPVC double glazed window to front aspect, radiator.

#### **Outside**

To the front of the property is a lawned area, to the rear of the property is a lawned garden which leads around to the side of the property. Wooden garden shed, mature shrubs and borders. Being enclosed via fencing.

There is also a separate detached garage with parking to the front.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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