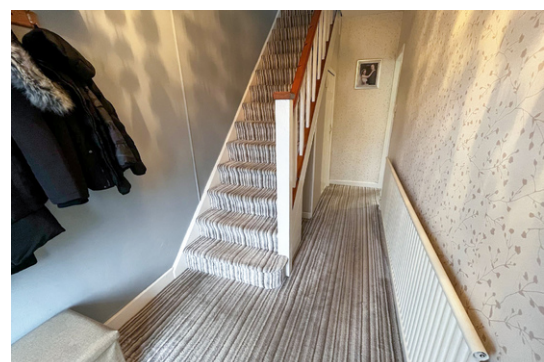


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**Joan Avenue, Heanor, Derbyshire DE75 7PL
£200,000**



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- OPEN PLAN KITCHEN DINER
- CONSERVATORY/ UTILITY
- DRIVEWAY AND GARAGE
- CUL DE SAC LOCATION
- EXCELLENT DECORATIVE ORDER
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- PRIVATE GARDEN
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: D

Entrance Porch
Door to Entrance hallway.

Entrance Hallway
Stairs rising to the first floor, wall mounted boiler, doors to downstairs WC and kitchen diner.

Downstairs WC
UPVC double glazed window to side aspect, modern two piece suite comprising of WC and hand wash basin with tiled splashback, vinyl flooring.

Kitchen area
2.82 m x 2.44 m (9'3" x 8'0")
A Modern fitted kitchen comprising of base and wall units with roll top work surface, sink unit, part tiled walls, integrated oven, hob and extractor above, space for fridge freezer, plumbing for washing machine, laminate flooring, UPVC double glazed window to side aspect and open plan into dining area.

Dining Area
3.76 m x 3.42 m (12'4" x 11'3")
UPVC french doors leading to the conservatory/utility area. laminate flooring, doors leading into the lounge, radiator.

Lounge
3.69 m x 4.25 m (12'1" x 13'11")
UPVC bay window to front aspect, radiator, tv point.

First floor landing
UPVC double glazed window to side aspect, doors to bedrooms and bathroom.

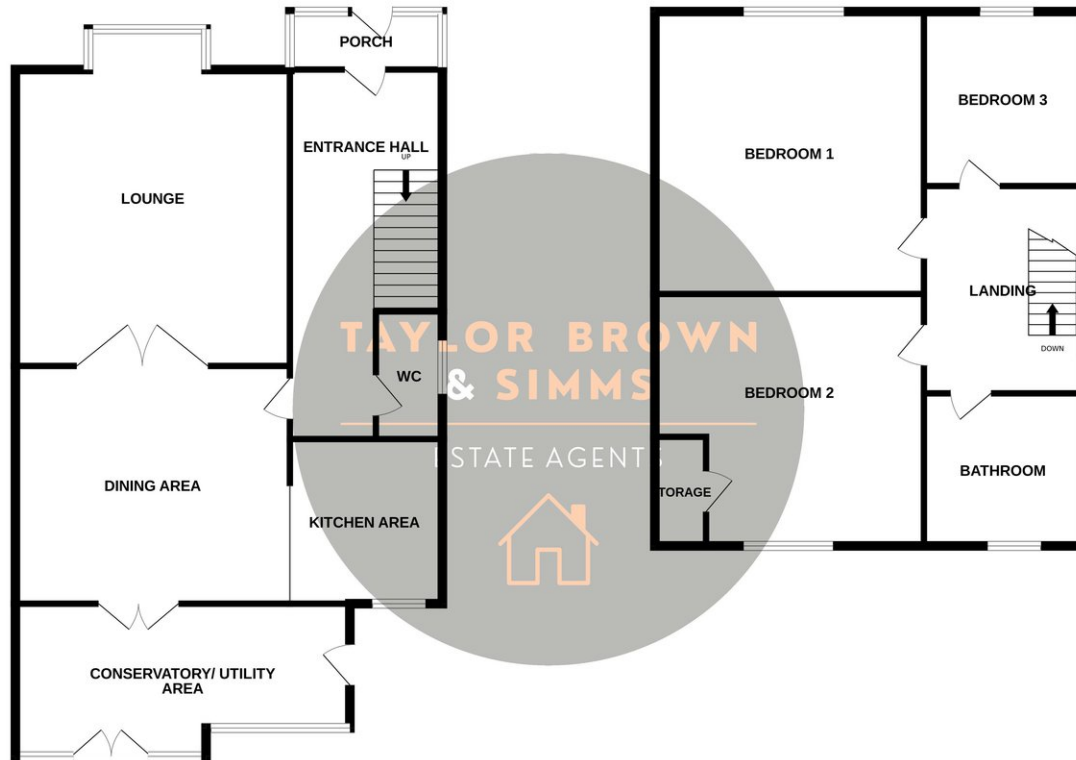
Bedroom One
3.82 m x 3.44 m (12'6" x 11'3")
UPVC double glazed window to front aspect, radiator.

Bedroom Two
3.70 m x 3.32 m (12'2" x 10'11")
UPVC double glazed window to rear aspect, radiator, storage cupboard.

Bedroom Three
2.23 m x 1.83 m (7'4" x 6'0")
UPVC double glazed window to front aspect, radiator.

Bathroom
UPVC double glazed window to rear aspect, a modern three piece suite comprising of panelled bath with shower above, WC, hand wash basin set in a vanity unit, part tiled walls, vinyl flooring, radiator.

Outside
To the front of the property is a driveway providing off street parking, with a gated access leading to a detached garage. To the rear of the property is a Lawned garden, mature shrubs and borders, steps rising to a decking area suitable for a seating area, gravelled beds and being enclosed via panelled fencing and hedging.



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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