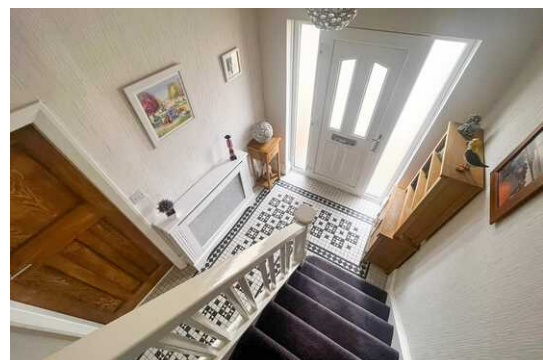


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**TAYLOR BROWN
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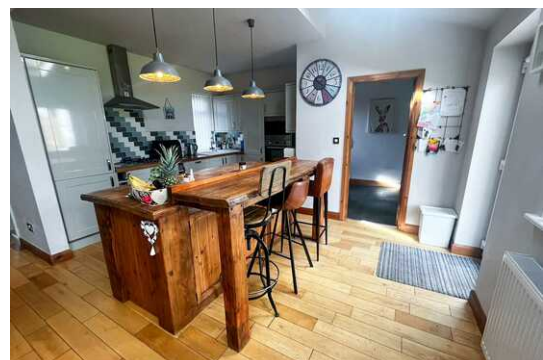
ESTATE AGENTS

Wilmot Street, Heanor, Derbyshire DE75 7EF **£390,000**



FEATURES:

- DETACHED FAMILY HOME
- OPEN PLAN LIVING SPACE TO REAR
- RECEPTION ROOM
- RENOVATED AND EXTENDED BY CURRENT OWNERS
- CLOSE TO TOWN CENTRE
- SUBSTANTIAL SIZE PLOT WITH FABULOUS SIZED GARDEN
- DOUBLE GARAGE WITH WORKSHOP TO THE REAR
- IDEAL FAMILY HOME
- LOG BURNER
- VIEWING ADVISED TODAY!!



Entrance Hallway

Stairs rising to the first floor, radiator, tiled flooring, under stairs storage cupboard, original fitted doors to dining room and open plan living space.

Reception Room

3.95 m x 3.70 m (13'0" x 12'2")
UPVC bay window to front aspect, radiators, fireplace, solid wood flooring. double doors leading to the open plan living space.

Open Plan - Lounge area

3.91 m x 5.82 m (12'10" x 19'1")
UPVC french doors to rear garden, and UPVC window to rear, velux windows, feature log burner, solid wood flooring, radiator.

Open Plan Living space - Kitchen area.

4.52 m x 3.56 m (14'10" x 11'8")
UPVC window to front and rear and door to rear garden, a modern fitted kitchen with base and wall units with work surface, sink unit, part tiled walls, integrated eye level oven and microwave, hob and extractor above, integrated dishwasher and fridge freezer, the kitchen is really "set off" by the contrasting island with breakfast bar made from solid oak, solid oak flooring, door to rear hall.

Rear Hall

2.15 m x 2.52 m (7'1" x 8'3")
UPVC door to front, door to utility area.

Utility area

Plumbing for washing machine. door to downstairs shower room.

Downstairs Shower Room / WC

UPVC window to rear, a modern three

piece suite comprising of shower cubicle, WC, hand wash basin with vanity unit below, tiled walls, tiled flooring, radiator.

First floor landing

Original doors leading to bedrooms and bathroom. UPVC window to side aspect.

Bedroom One

3.74 m x 3.08 m (12'3" x 10'1")
UPVC window to rear aspect, fitted wardrobes, radiator.

Bedroom Two

3.12 m x 3.70 m (10'3" x 12'2")
UPVC window to front aspect, radiator.

Bedroom Three

3.47 m x 2.48 m (11'5" x 8'2")
Two UPVC windows to rear aspect and UPVC to front aspect, radiator, cupboard housing the boiler.

Bathroom

UPVC window to front, a modern three piece suite comprising of Panelled bath, WC and hand wash basin set in a vanity unit, tiled walls, towel rail.

Outside

To the front of the property is ample off street parking with low level wall to the front with iron gates, the driveway leads to a double garage with electric door to the front.

To the rear of the property is substantial gardens with many beautiful features, including BBQ area, patio area with pergola with roof which can be used in all weathers, many different trees and mature shrubs. There is also a door leading to the rear of the garage/ workshop.

GROUND FLOOR

1ST 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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