

2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Saxton Avenue Heanor DE75 7PZ Offers Over £280,000



### **FEATURES:**

- DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- MODERN FITTED FOUR PIECE BATHROOM
- MODERN FITTED KITCHEN WITH APPLIANCES
- NO UPWARD CHAIN
- SET IN APPROX 1/4 ACRE OF LAND
- TUCKED AWAY CUL DE SAC LOCATION
- CONSERVATORY
- GARAGE AND AMPLE OFF STREET PARKING
- MUST BE VIEWED

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

#### Entrance Hallway

UPVC window to side aspect, stairs rising to the first floor with under stairs storage, storage cupboard, radiator, laminate flooring, doors to lounge, kitchen and downstairs WC.

#### Downstairs WC

UPVC window to side aspect, a modern two piece suite comprising of WC and hand wash basin with vanity unit below, laminate flooring.

#### Lounge

6.37 m x 3.24 m (20'11" x 10'8")

Two UPVC windows to front aspect, and UPVC window to side aspect, over looking the landscaped front garden, radiator, feature fireplace with gas fire, tv point, double doors to dining area.

#### Dining Area

3.29 m x 3.26 m (10'10" x 10'8")

UPVC bay window to rear garden, radiator, fitted cupboards and display cabinet to one wall, opening into kitchen.

#### Kitchen Area

3.39 m x 2.94 m (11'1" x 9'8")

UPVC double glazed window to side aspect, a recently refitted modern kitchen comprising of base and wall units with work surface, sink unit, part tiled walls, integrated appliances including microwave, oven, dishwasher, fridge freezer and induction hob with extractor above. Part tiled walls, radiator, tiled flooring, glazed door to utility area.

#### Utility Area

Door to side aspect, plumbing for washing machine and space for drier, door to conservatory.

#### Conservatory

5.01 m x 3.71 m (16'5" x 12'2")

UPVC windows and patio doors to rear garden, tiled flooring, radiator.

#### First floor landing

Doors to bedrooms and bathroom, storage cupboard, UPVC window to side aspect, loft access point.

#### Bedroom One

3.63 m x 3.57 m (11'11" x 11'9")

Two UPVC windows to front aspect, fitted wardrobes to one wall, radiator, tv point.

#### Bedroom Two

2.93 m x 3.42 m (9'7" x 11'3")

UPVC window to rear, radiator, tv point, fitted wardrobes to one wall.

#### Bedroom Three

2.27 m x 2.41 m (7'5" x 7'11")

UPVC window to front aspect, radiator.

#### Bathroom

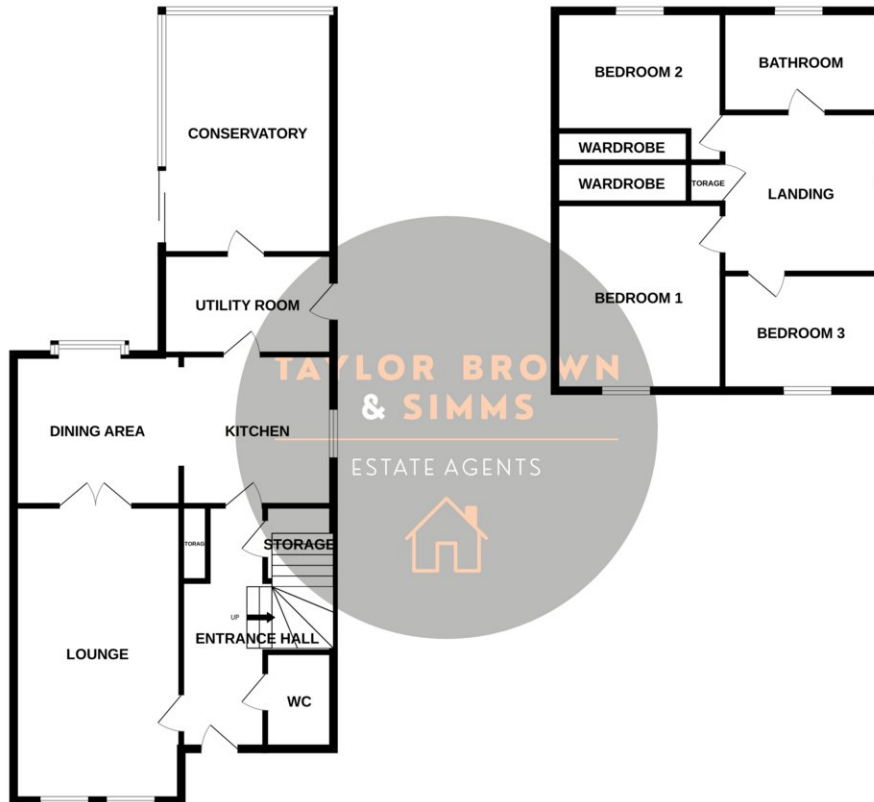
UPVC window to rear aspect, a modern fitted bathroom four piece suite comprising of panelled bath, shower cubicle, WC, pedestal hand wash basin, part tiled walls, laminate flooring, radiator.

#### Outside

To the front of the property is a driveway providing ample off street parking leading to a single detached garage to the side. There are also substantial gardens with lawned areas, mature trees and shrubs.

To the side is a further good sized area with further lawned areas, trees and shrubs.

To the rear is a further garden providing lawned area, paved patio areas, pond, trees and borders, and being enclosed via panelled fencing.



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.  
Made with Metropix ©2024

## NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.