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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Fall Road Heanor DE75 7PQ , DE75 7PQ Offers in region of £220,000



FEATURES:

- THREE BEDROOM
- SEMI DETACHED
- TUCKED AWAY LOCATION
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- COUNTRYSIDE VIEWS TO THE REAR
- LANDSCAPED GARDEN
- OPEN PLAN KITCHEN DINER
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATED
- DRIVEWAY AND GARAGE

COUNCIL TAX BAND: B EPC RATING: D

Entrance Hallway

UPVC Front door leads to stairs to landing with opaque window to the side and loft hatch. Glazed door to lounge

Lounge

3.73 m x 3.89 m (12'3" x 12'9")
To the front of the property with bay window. Feature fireplace with sandstone effect surround and 'living flame' gas fire. Radiator. Glazed door leading to the kitchen/diner.

Kitchen/Dining area

4.68 m x 5.21 m (15'4" x 17'1")
Fitted kitchen units with Hotpoint electric oven and Bosch gas hob. Double stainless steel sink plus further garden sink. Plumbing for washing machine and situated combi gas boiler. Double glazed door leading to patio area and rear garden.
The dining area is an ample size for a dining table. Opaque side window and radiator. An under-stairs storage cupboard with electric for a drier (wall vented) also houses the gas and electric meters.

First floor landing

Doors to bedrooms and bathroom.

Bedroom One

4.16 m x 3.00 m (13'8" x 9'10")
Facing the front of the property with curved bay window. Radiator.

Bedroom Two

3.00 m x 3.00 m (9'10" x 9'10")
To the rear of the property overlooking the garden and

countryside beyond. Fitted wardrobe and cupboards and radiator. Loft hatch with pull down ladder to insulated half boarded loft with lighting and power.

Bedroom Three

2.41 m x 1.61 m (7'11" x 5'3")
To the front of the property with radiator. Currently used as an office.

Bathroom

1.60 m x 1.65 m (5'3" x 5'5")
) To the rear featuring white suite comprising low level WC, electric shower and full size bath. Window to rear. Radiator

Outside

Mature gardens front and rear. The fenced rear has a lawn, two patio areas, an outside tap, a wildlife pond, not overlooked and dog friendly. There are raspberry, loganberry, rhubarb and an apple tree. A wooden tool shed is at the bottom of the garden.
The front is laid to lawn with shrubbery bordering. A 62 foot block paved driveway for up to three cars leads to a pitched roof brick garage. The garage has both lighting and power, an up-and-over door with further side door from the garden and side window. Behind the garage is a concreted and covered area.

The rear the house overlooks Bailey Brook nature reserve with a pond and country walks. Tesco supermarket is only 0.65Km away.

NOTICE TO PROSPECTIVE PURCHASERS

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