

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

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Fall Road, Heanor DE75 7PQ Offers Over £210,000



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

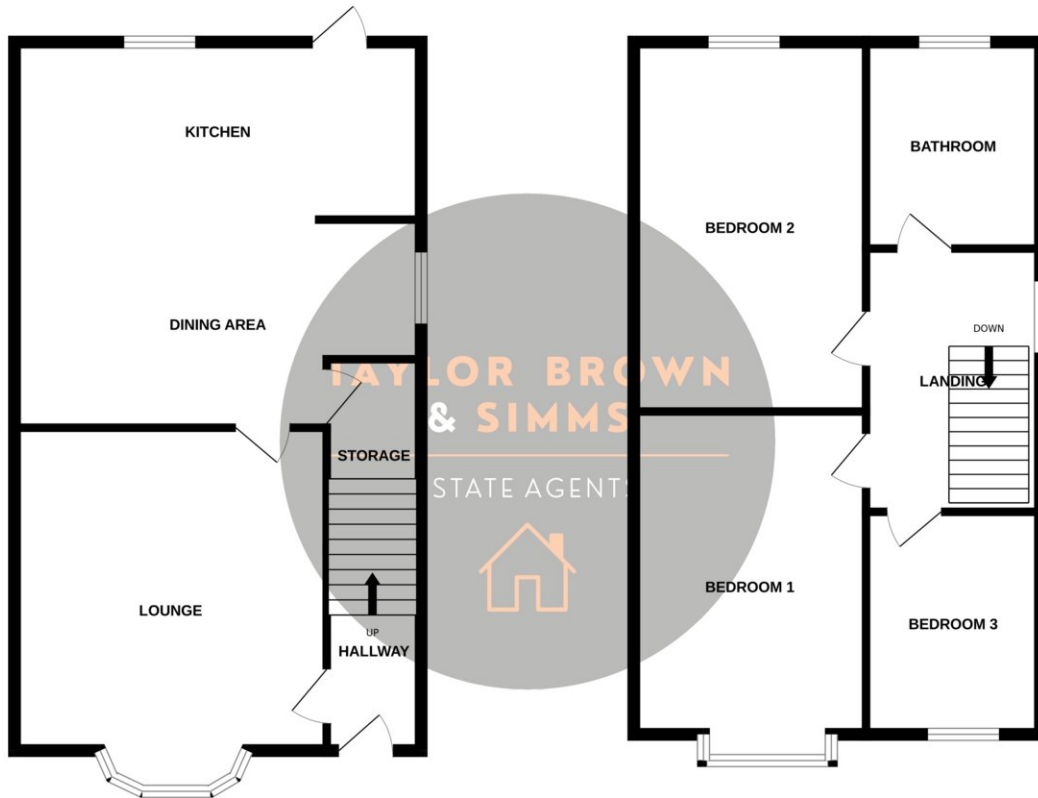
Outside

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.

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.
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.