

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

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Johnson Drive Heanor DE75 7SU £280,000



FEATURES:

- DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- THREE RECEPTION ROOMS
- LANDSCAPED GARDENS TO FRONT REAR AND SIDE
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM AND DOWNSTAIRS WC
- DRIVEWAY AND GARAGE
- SOUGHT AFTER LOCATION
- VIEWING ESSENTIAL
- NO UPWARD CHAIN

COUNCIL TAX BAND: C EPC RATING: D

Entrance Storm Porch

Door to entrance hall and door to storage which could be used as a utility area, tiled flooring.

Entrance Hallway

Stairs rising to the first floor, radiator, doors to three reception rooms, downstairs Wc and kitchen, stairs rising to the first floor.

Lounge

3.83 m x 4.54 m (12'7" x 14'11")
UPVC french doors to rear aspect, feature fireplace, radiator, wall lights, double doors to dining room.

Dining Room

3.90 m x 3.49 m (12'10" x 11'5")
Two UPVC windows to rear, radiator.

Kitchen

2.36 m x 3.79 m (7'9" x 12'5")
UPVC to front aspect, a modern fitted kitchen comprising of base and wall units with work surface and upstand, sink unit, under cupboard lighting, integrated eye level oven, hob and extractor above, integrated washing machine and fridge, radiator.

Snug / 3rd reception room

2.76 m x 2.20 m (9'1" x 7'3")
UPVC window to front aspect, radiator.

Downstairs WC

UPVC window to front, two piece suite comprising of WC and hand wash basin, part tiled walls, radiator.

First floor landing

Doors to bedrooms and bathroom, radiator, UPVC window to side aspect.

Bedroom One

4.38 m x 3.00 m (14'4" x 9'10")
Two velux windows to the rear, radiator.

Bedroom Two

3.48 m x 3.11 m (11'5" x 10'2")
Two velux windows to the rear aspect, radiator.

Bedroom Three

3.76 m x 2.46 m (12'4" x 8'1")
UPVC window to front aspect, radiator.

Bathroom

Velux window, a modern three piece suite comprising of panelled bath with shower above, WC, pedestal hand wash basin, part tiled walls, towel rail.

Outside

The property is set on a good sized plot having lawned garden to the front, with driveway providing ample off street parking with gated access leading to further parking a detached garage and side gate to the rear garden.

To the rear is a beautiful landscaped garden with decking seating area, mature shrubs and borders and being enclosed via fencing and walling.

To the side is a further area with patio area and shrubs.

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.