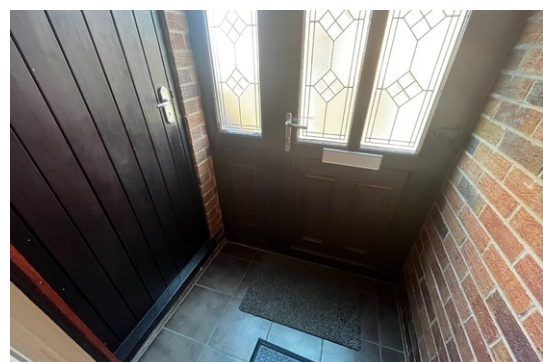


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Johnson Drive Heanor DE75 7SU , DE75 7SU £270,000



### **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

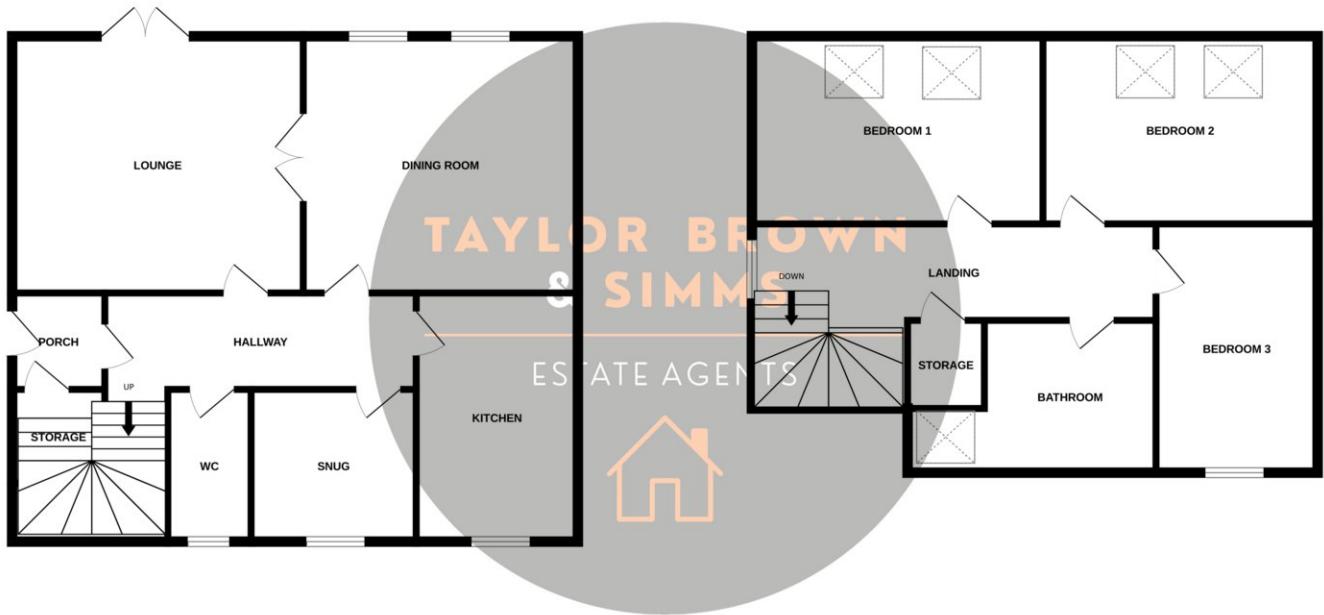
The property is set on a good sized plot having lawned garden to the front, with driveway providing ample off street parking with gated access leading to further parking a detached garage and side gate to the rear garden.

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.

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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