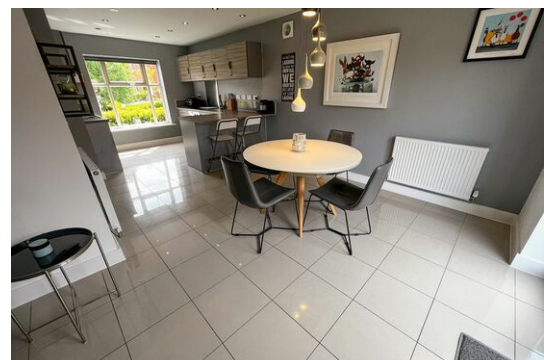


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Sough Wood Close Heanor DE75 7WJ , DE75 7WJ Offers in region of £340,000



FEATURES:

- DETACHED FAMILY HOME
- FOUR GOOD SIZED BEDROOMS
- EN SUITE TO MASTER BEDROOM
- OPEN PLAN KITCHEN DINER AND SNUG AREA
- UTILITY ROOM
- LANDSCAPED REAR GARDEN
- UTILITY ROOM
- DOWNSTAIRS WC
- SINGLE DETACHED GARAGE AND OFF STREET PARKING
- VIEWING ESSENTIAL

COUNCIL TAX BAND: D EPC RATING: B

Entrance Hallway

Stairs rising to the first floor, under stairs storage cupboard, radiator, doors to lounge, downstairs WC and open plan kitchen.

Downstairs WC

Two piece modern suite with Low level Wc and hand wash basin with tiled splash back, radiator.

Lounge

5.07 m x 3.38 m (16'8" x 11'1")
UPVC window to front aspect, radiator, tv point.

Open Plan Kitchen Dining and Snug

6.05 m x 6.89 m (19'10" x 22'7")
UPVC window to front and UPVC french doors to rear garden, a modern fitted kitchen comprising of base and wall units with work top, sink unit, integrated oven, hob and extractor above, integrated fridge, dishwasher, tiled flooring, part tiled walls, radiator, tv point, door to utility room.

Utility Room

2.68 m x 1.77 m (8'10" x 5'10")
Door to rear garden, base and wall units with integrated fridge, washing machine, part tiled walls, tiled flooring.

First floor landing

Beautiful landing area with UPVC window to front, doors to bedrooms and bathroom, storage cupboard.

Bedroom One

3.16 m x 3.58 m (10'4" x 11'9")
UPVC to rear aspect, radiator, fitted wardrobes, door to en suite.

En Suite

A modern three piece suite comprising of shower cubicle, WC and hand wash basin, part tiled walls, radiator.

Bedroom Two

2.78 m x 3.25 m (9'1" x 10'8")
UPVC window to rear aspect, fitted wardrobes, radiator.

Bedroom Three

3.45 m x 3.03 m (11'4" x 9'11")
UPVC window to front aspect, radiator, fitted wardrobes.

Bedroom Four

3.16 m x 2.14 m (10'4" x 7'0")
UPVC window to front, radiator.

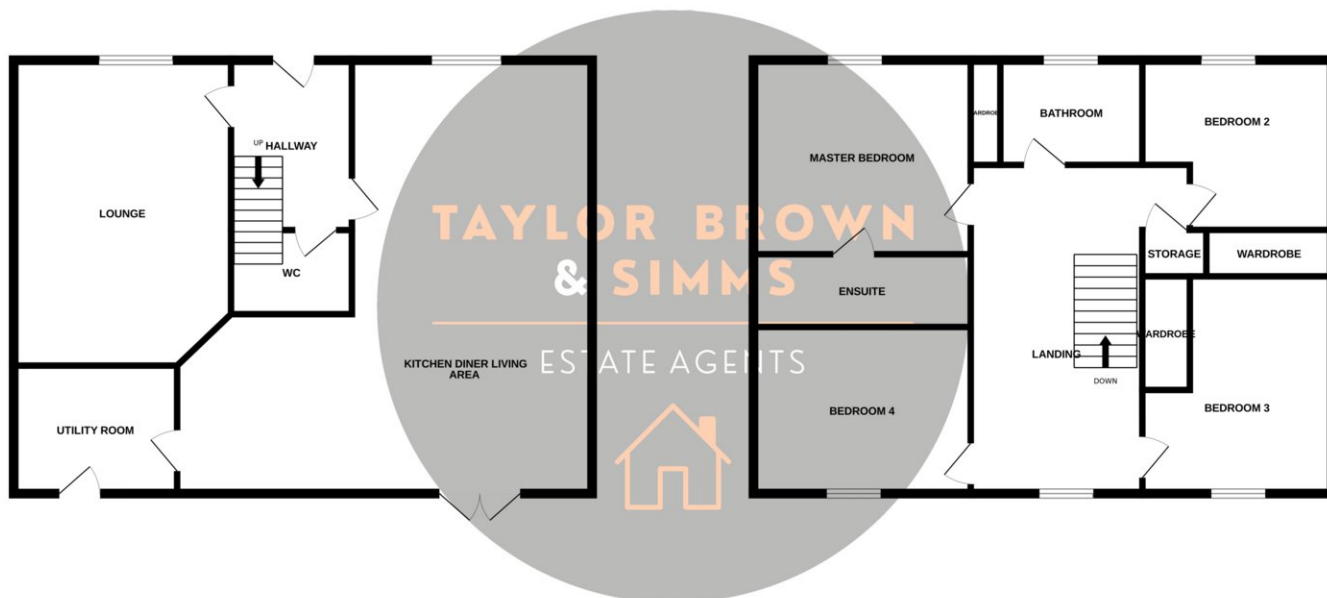
Outside

The property sits on a generous plot, having gardens to front, side and rear, with garage and driveway to the side and gated access to the rear.

To the front is a lawned area, with mature shrubs and pebbled borders. To the side is a further lawned area with mature shrubs. To the rear is a paved area providing patio seating area, steps leading down to a lawned garden with a further decking seating area.

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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