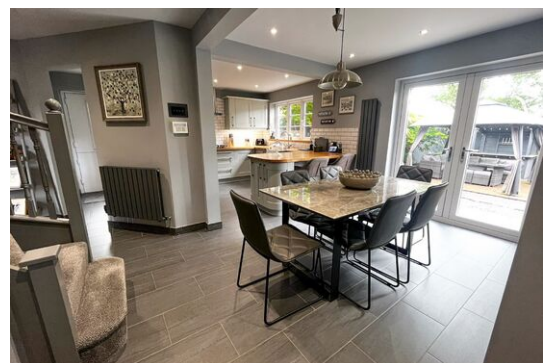
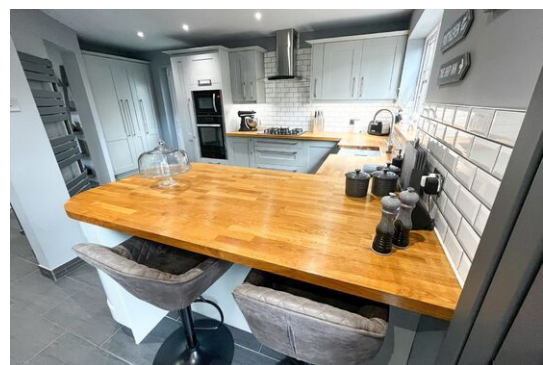
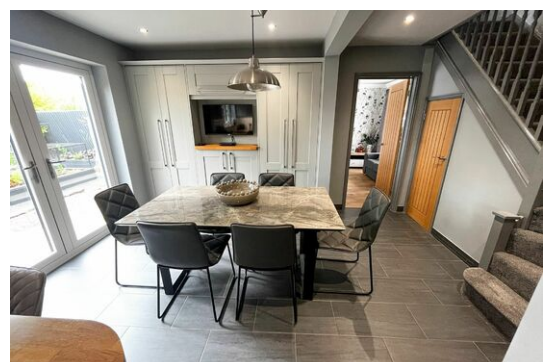
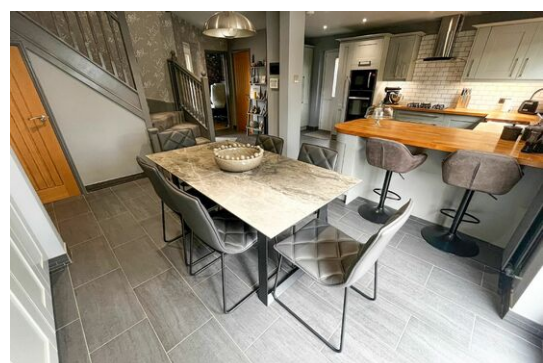


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Buckingham Drive Heanor DE75 7TY £440,000



### **FEATURES:**

- EXECUTIVE DETACHED FAMILY HOME
- FOUR GOOD SIZED BEDROOMS
- OFFICE / DOWNSTAIRS WC
- CUL DE SAC LOCATION
- SOUGHT AFTER LOCATION
- CORNER PLOT
- LANDSCAPED GARDENS
- OPEN PLAN BEAUTIFUL KITCHEN DINER
- MASTER BEDROOM WITH DRESSING ROOM AND EN SUITE
- SHOW HOME CONDITION

**COUNCIL TAX BAND: E EPC RATING: C**

### Entrance

Entrance through a composite door leading to the open plan kitchen diner, tiled flooring.

### Open Plan Kitchen / Dining area 6.28 m x 6.43 m (20'7" x 21'1")

UPVC flush fit window to the rear and French doors leading to the garden, Composite stable style door leading to the side. The stunning light grey fitted kitchen comprising of base and wall units with many great storage ideas including pull out larder cupboards, corner carousels, spice racks and storage options, many integrated appliances including: eye level oven, five ring gas hob, microwave, warming drawer, fridge freezer, dishwasher, washing machine, wooden work surface with sink unit along with boiling water tap, tiled splash backs.

Under stairs storage cupboard, stairs rising to the first floor, three feature grey radiators, downlights with touch panel dimming switch, tv point, door to lounge, downstairs WC and office.

### Lounge

3.52 m x 5.83 m (11'7" x 19'2")

Dual aspect living room with UPVC flush bay window to front, UPVC french doors to rear garden, tv point, laminate flooring, two radiators, feature fireplace with electric fire, fitted ceiling light and matching wall lights, fitted blinds to bay window, and french doors.

### Office

2.47 m x 2.53 m (8'1" x 8'4")

UPVC flush window to front aspect, radiator, laminate flooring, fibre point, wooden window shutters.

UPVC flush window to side aspect, two piece modern suite comprising of WC and hand wash basin, tiled flooring, heated towel rail.

### First floor landing

5.55 m x 2.04 m (18'3" x 6'8")

Stunning landing area, with UPVC flush feature circular window to the front, and UPVC flush window to the front both with fitted wooden window shutter blinds, carpet, down lights, doors to bedrooms and bathroom.

### Bedroom One

2.96 m x 3.64 m (9'9" x 11'11")

UPVC flush window to rear aspect, radiator, carpet, opening to dressing room.

### Dressing Room

1.66 m x 1.87 m (5'5" x 6'2")

UPVC flush window to rear, radiator, fitted wardrobes, carpet and door to en suite.

### En Suite

UPVC flush window to side aspect, Refitted three piece suite comprising of Low Level WC, vanity hand wash basin, corner shower cubicle with body jets and rain fall shower head, heated towel rail, tiled flooring, down lights.

### Bedroom Two

2.94 m x 3.92 m (9'8" x 12'10")

UPVC flush window to rear aspect, fitted wardrobes, radiator, carpet.

### Bedroom Three

2.97 m x 2.47 m (9'9" x 8'1")

UPVC flush window to front aspect, carpet, radiator, wooden window shutters.

UPVC flush window to front aspect, radiator, laminate flooring, wooden window shutters.

#### Bathroom

UPVC flush window to side aspect, a modern fitted three piece suite comprising of P Shaped panelled bath with thermostatic rain fall shower above, Low Level WC, vanity hand wash basin, plenty of built in storage cupboards, heated towel rail, down lights.

#### Outside

To the front of the property is a good sized driveway providing off

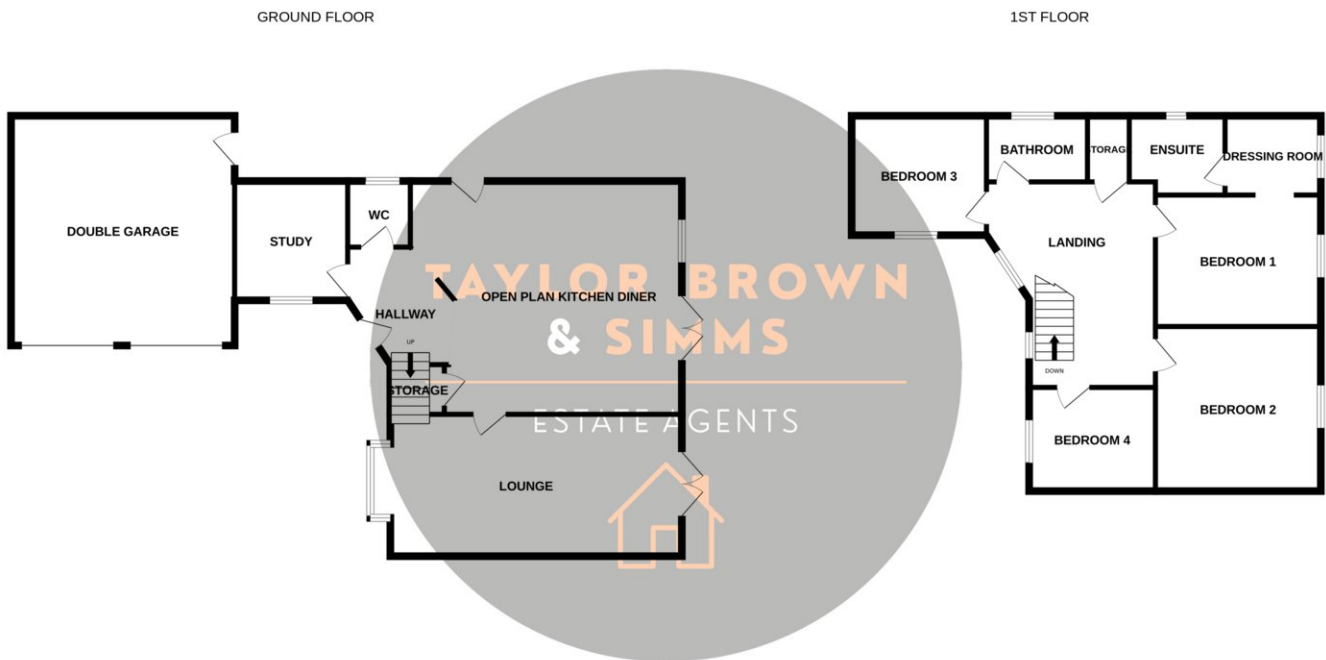
street parking for three cars, leading to double garages with up and over electric doors to the front and light and power connected.

Lawned area to the side, mature shrubs and borders, and lighting to the front.

To the rear is a low maintenance garden with gravelled area, deck area with gazebo and garden bar, outdoor lighting to side and rear of the property. Outdoor taps to side and rear, UPVC personal door to rear of the garage.

EV car charger at the front of the property.





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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