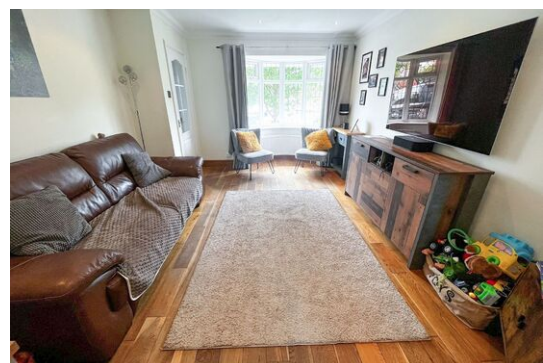


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Highgrove Close Heanor , DE75 7SF £295,000



FEATURES:

- THREE GOOD SIZED BEDROOMS
- DETACHED FAMILY HOME
- EN SUITE TO MASTER
- MODERN FITTED BATHROOM
- CONSERVATORY
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- DOWNSTAIRS WC
- MODERN FITTED KITCHEN
- SOUGHT AFTER LOCATION
- LOW MAINTENANCE REAR GARDEN

COUNCIL TAX BAND: C EPC RATING: D

Entrance Hallway

Stairs rising to the first floor, radiator, door to lounge.

Lounge

4.93 m x 3.47 m (16'2" x 11'5")

UPVC bay window to front, two radiators, doors to dining room, tv point, wood flooring.

Dining Room

2.70 m x 2.75 m (8'10" x 9'0")

UPVC french doors to conservatory, door to kitchen, wood flooring, radiator.

Conservatory

2.95 m x 3.24 m (9'8" x 10'8")

UPVC windows to rear, and UPVC french doors to rear.

Kitchen

2.82 m x 3.19 m (9'3" x 10'6")

UPVC window to rear, a modern fitted kitchen comprising of base and wall units with granite work top, electric oven, plumbing for washing machine, under cupboard lighting, sink unit. pantry cupboard, vinyl flooring, radiator, breakfast bar area, door to rear hall.

Rear Hall

Door to side, door to garage and door to downstairs WC.

Downstairs WC

UPVC window to rear, two piece suite comprising of WC and hand wash basin with tiled splashback, radiator.

Garage

UP and over door to front, wall mounted boiler, light and power connected.

First floor landing

Doors to bedrooms and bathroom, storage cupboard housing the water tank.

Bedroom One

3.83 m x 3.58 m (12'7" x 11'9")

UPVC window to front aspect, fitted wardrobes and storage cupboard, radiator, door to en suite.

En Suite

UPVC window to front, three piece suite comprising of shower cubicle, WC, hand wash basin, radiator, part tiled walls.

Bedroom Two

5.52 m x 2.66 m (18'1" x 8'9")

UPVC windows to front and rear aspect, fitted wardrobes and fitted drawers, radiator.

Bedroom Three

2.93 m x 2.26 m (9'7" x 7'5")

UPVC window to rear, fitted shelving unit, radiator.

Family Bathroom

UPVC window to rear, three piece suite comprising of panelled bath with shower above and shower screen, WC and hand wash basin set in a vanity unit, radiator, part tiled walls.

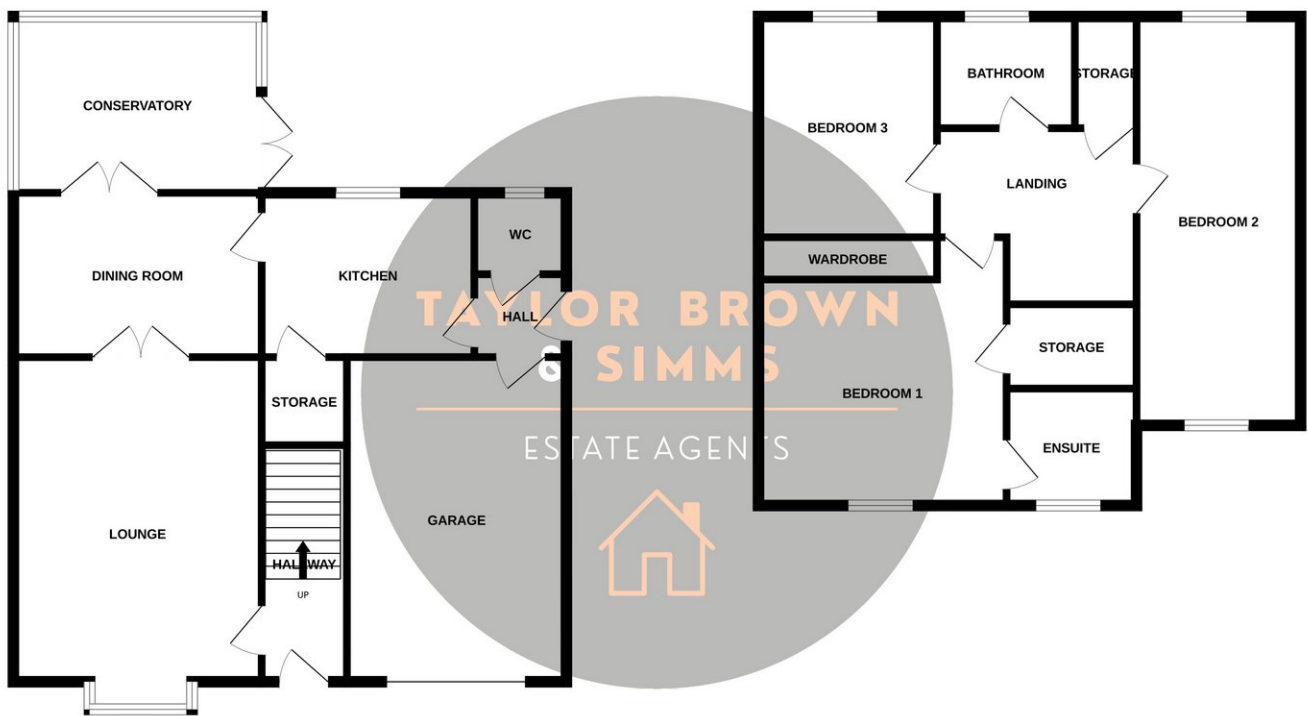
Outside

To the front is a driveway providing ample off street parking leading to a garage. There is also a lawned garden with mature tree and shrubs, to the side is a gated access to the rear.

To the rear is a low maintenance garden with gravelled areas and sleeper beds, patio area, and being enclosed via panelled fencing.

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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