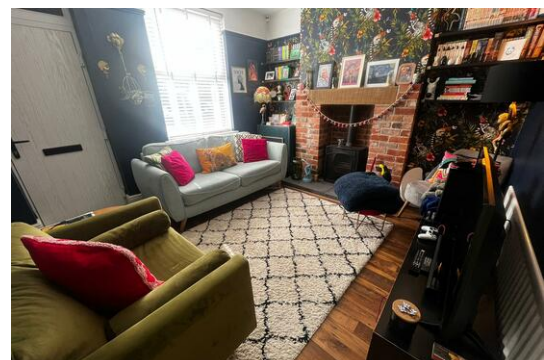


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**Main Road Smalley , DE7 6EE
£220,000**



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- RENOVATED TO A HIGH STANDARD
- OFF STREET PARKING FOR TWO CARS
- LANDSCAPED REAR GARDEN
- UTILITY ROOM
- STUNNING FITTED KITCHEN DINER
- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION IN SMALLEY
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: E

Lounge

3.57 m x 3.78 m (11'9" x 12'5")

UPVC window and door to front aspect, feature log burner with exposed brick fire place, radiator, wood flooring, tv point.

Inner Hall

Stairs to first floor, door to Kitchen diner.

Kitchen Diner

3.72 m x 6.81 m (12'2" x 22'4")

Two UPVC windows, UPVC french doors to rear, Refitted kitchen comprising of a beautiful Navy modern base and wall units with work surface, sink unit, stunning tile splashbacks, integrated oven, hob and extractor above, integrated dishwasher, fridge freezer, Herringbone wood flooring, feature radiator, under stairs storage cupboard.

First floor landing

UPVC window to side, doors to bedrooms one and two and bathroom, door to second floor.

Bedroom One

3.73 m x 3.57 m (12'3" x 11'9")

UPVC window to front, over stairs storage cupboard, radiator, feature fireplace.

Bedroom Two

2.76 m x 1.63 m (9'1" x 5'4")

UPVC window to rear, radiator.

Bathroom

UPVC window to rear, a refitted bathroom suite comprising of Claw feet bath, shower cubicle, high level WC, pedestal hand wash basin with vanity unit below, laminate flooring, PVC cladding to walls, heated towel rail.

Second Floor.

Bedroom Three

3.77 m x 3.66 m (12'4" x 12'0")

Velux window to rear, fitted wardrobes, radiator, solid wood flooring.

Utility Room / Outside WC

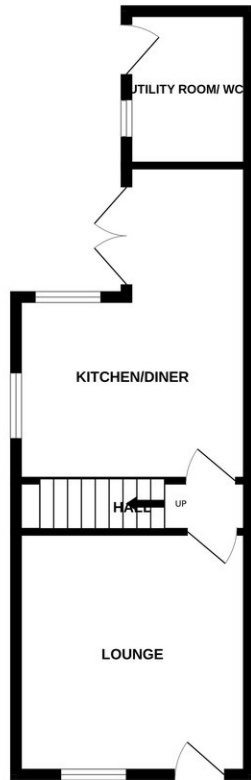
Modern base units with roll top work surface and sink unit, plumbing for washing machine, tiled walls, WC.

Outside

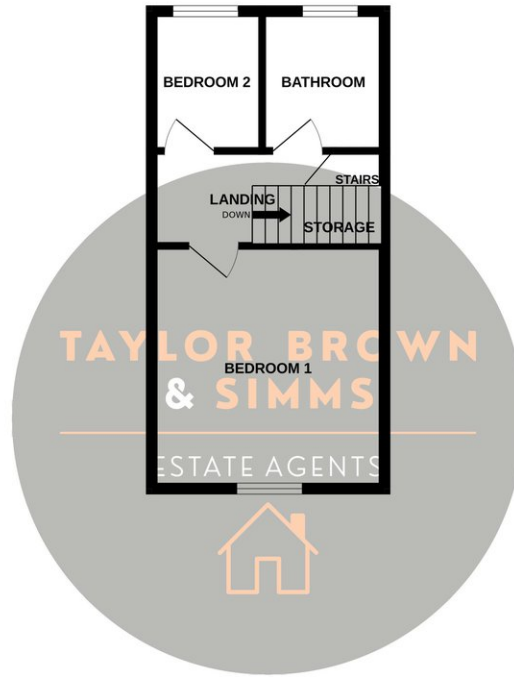
To the front is off street parking for two cars. Gated access to the rear.

To the rear is a patio area with steps rising to a further decking seating area with wooden balustrade, lawned garden, mature shrubs and borders and being enclosed via panelled fencing.

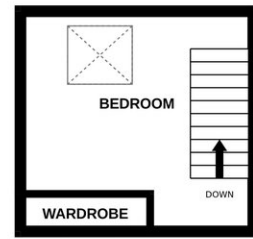
GROUND FLOOR



1ST FLOOR



2ND 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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