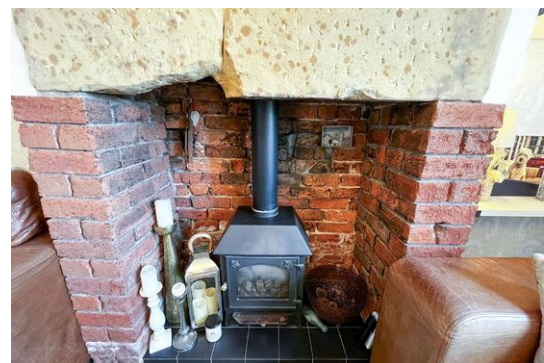


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Heanor Road, Smalley, Ilkeston, Derbyshire , DE7 6DX **£230,000**



### **FEATURES:**

- STUNNING SHOW HOME CONDITION
- TWO DOUBLE BEDROOMS
- GARAGE AND PARKING FOR THREE CARS TO THE REAR
- RECENTLY REFITTED KITCHEN DINER
- RECENTLY REFITTED BATHROOM
- FEATURE FIREPLACE
- CONSERVATORY
- LOG CABIN
- FIELD VIEWS TO THE REAR
- LANDSCAPED STUNNING GARDENS

**COUNCIL TAX BAND: B EPC RATING: B**

### Lounge

4.32 m x 3.87 m (14'2" x 12'8")

UPVC sash windows to the front aspect, Composite door to the front, feature fireplace with exposed brick surround, radiator, stairs rising to the first floor, double doors into kitchen diner.

### Dining area

3.25 m x 2.83 m (10'8" x 9'3")

Opening into the conservatory, fitted units with display cabinet, under cupboard lighting, tiled flooring, feature radiator, exposed beams with opening into kitchen area.

### Kitchen Area

2.95 m x 3.03 m (9'8" x 9'11")

UPVC window to rear, fitted kitchen with base and wall units with display cabinets, under cupboard lighting, worktop and Belfast sink unit, "Stoves" cooker and extractor above, tiled splash back, tiled flooring, integrated fridge freezer, plumbing and space for washing machine, plumbing and space for dishwasher.

### Conservatory

3.80 m x 1.72 m (12'6" x 5'8")

UPVC built with French doors to rear garden, radiator.

### First floor landing

Doors to bedrooms and bathroom, loft access point, radiator.

### Bedroom One

3.51 m x 3.77 m (11'6" x 12'4")

UPVC sash windows to front, radiator, fitted wardrobes, over stairs storage cupboard.

### Bedroom Two

3.07 m x 3.02 m (10'1" x 9'11")

UPVC window to rear, storage cupboards to eaves, radiator.

### Bathroom

UPVC window to rear, fitted three piece suite comprising of WC, pedestal hand wash basin, shower cubicle, storage cupboard, radiator, laminate flooring, extractor fan. tiled walls.

### Outside

Wow, these gardens are stunning to the front and the rear.

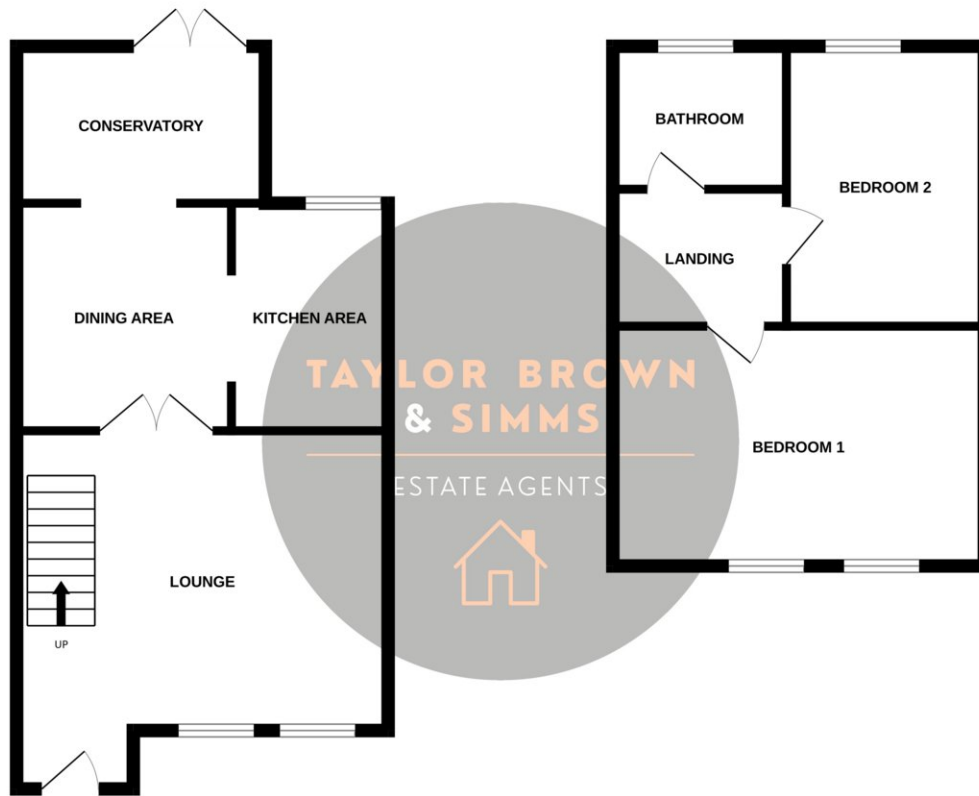
To the front is a lawned area with mature shrubs, flowers and borders, with pathway to the front door.

To the rear is a shared driveway area which leads to off street parking for three cars and single detached garage.

There are patio seating areas, gravelled areas with mature bushes and borders with steps rising with a gate leading to a lawned garden having further mature borders. The rear also over looks the fields. There is also a log cabin which is included in the sale.

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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