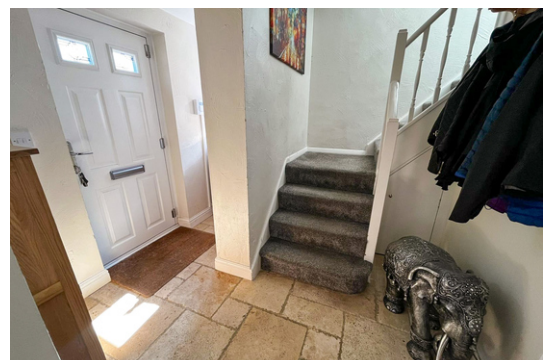


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Old Coppice Side, Heanor, Derbyshire , DE75 7DH Offers Over £300,000



### **FEATURES:**

- THREE BEDROOMS
- LARGE LOG CABIN TO THE REAR
- GARAGE/ WORKSHOP
- LOG BURNER
- SPACIOUS LOUNGE
- PRIVATE GOOD SIZED REAR GARDEN
- OFF STREET PARKING
- KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- CLOSE TO PARK AND LOCAL AMENITIES
- VIEWING IS ABSOLUTELY ESSENTIAL

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

#### **Entrance Hallway**

Doors to kitchen and lounge, radiator, UPVC window to side aspect.

#### **Lounge**

5.97 m x 4.23 m (19'7" x 13'11")  
UPVC Window to front and UPVC patio door to rear garden, feature fireplace with log burner, laminate flooring, radiator.

#### **Kitchen Breakfast room**

4.34 m x 4.19 m (14'3" x 13'9")  
UPVC French doors leading to the rear garden, UPVC window to side aspect, a fitted kitchen comprising of base and wall units with work top, sink unit with drainer, integrated oven, hob and extractor above, integrated microwave, integrated dishwasher and washing machine, space for drier, Space for american style fridge freezer, breakfast bar area, tiled flooring, feature radiator, spot lighting.

#### **First floor landing**

Doors to bedrooms and bathroom and WC, UPVC window to side aspect.

#### **Bedroom One**

3.78 m x 3.06 m (12'5" x 10'0")  
UPVC window to front, radiator, fitted with a range of storage / wardrobes.

#### **Bedroom Two**

4.04 m x 2.80 m (13'3" x 9'2")  
UPVC Window to rear, radiator.

#### **Bedroom Three**

3.03 m x 2.79 m (9'11" x 9'2")

UPVC window to front, radiator.

#### **Bathroom**

UPVC window to rear, panelled bath with shower above and shower screen, pedestal hand wash basin, part tiled walls, tiled flooring, radiator.

#### **WC**

WC and UPVC window to side aspect, tiled flooring, and part tiled walls.

#### **Outside**

To the front of the property is ample off street parking with a low level wall, and gated access leading to the rear garden.

To the rear is the most tranquil beautiful garden area, having patio area, with gates leading to a lawned garden and having decking area to the bottom providing seating areas, the rear garden is enclosed via panelled fencing.

#### **Log Cabin**

14.20 m x 4.05 m (46'7" x 13'3")  
This space is so versatile, it has a bar area, windows to the front and UPVC doors, with door to the rear of the cabin leading to the bbq area.

#### **BBQ Log cabin area.**

4.01 m x 2.53 m (13'2" x 8'4")  
BBQ area with seating areas, UPVC french doors to the front.

#### **Garage / workshop area.**

5.42 m x 2.38 m (17'9" x 7'10")  
This has been fully fitted out to provide a great space. TV point, and UPVC door to front.



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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