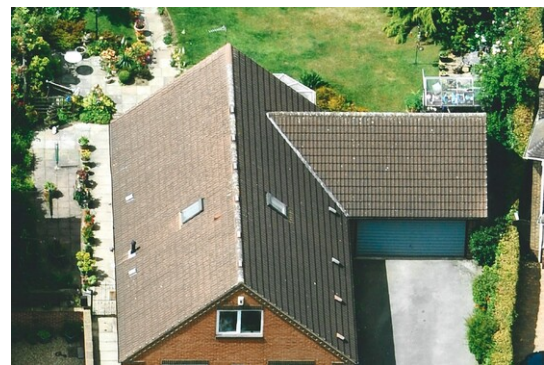


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Ford Avenue, Loscoe, Heanor, Derbyshire , DE75 7LR
£525,000



FEATURES:

- GREAT SIZED PLOT
- DETACHED CHALET BUNGALOW
- DOUBLE DRIVEWAY AND DOUBLE GARAGE
- LARGER THAN AVERAGE LANDSCAPED GARDENS
- SPACIOUS FAMILY HOME
- THREE RECEPTION ROOMS
- EN SUITE AND TWO FURTHER BATHROOMS
- KITCHEN AND SEPARATE LARGE UTILITY ROOM
- NO UPWARD CHAIN
- GREAT CUL DE SAC LOCATION

COUNCIL TAX BAND: E EPC RATING: D

Entrance Hallway

Stairs rising to the first floor, radiator, doors to utility room, shower room, lounge, two bedrooms, storage cupboards.

Shower Room

UPVC Window to side, three piece suite comprising of WC, pedestal hand wash basin, shower cubicle, part tiled walls, radiator.

Bedroom

3.78 m x 3.97 m (12'5" x 13'0")
UPVC window to front, radiator.

Bedroom

3.88 m x 4.03 m (12'9" x 13'3")
UPVC window to front, radiator, fitted wardrobes and storage, door to en suite.

En Suite

Four piece suite comprising of: Panelled bath, shower cubicle, WC and hand wash basin set in a vanity unit, part tiled walls, radiator.

Utility Room

4.17 m x 1.82 m (13'8" x 6'0")
UPVC door to side, base and wall units with roll top work surface, plumbing for washing machine, space for drier, wall mounted boiler, radiator, part tiled walls.

Kitchen

3.62 m x 3.72 m (11'11" x 12'2")
UPVC window to side, base and wall units with roll top work surface, sink unit, part tiled walls, integrated eye level oven, hob and extractor above, space for fridge, radiator, door to dining room.

Dining Room

3.67 m x 3.74 m (12'0" x 12'3")
UPVC window to rear, radiator, opening to

lounge.

Lounge

7.40 m x 3.45 m (24'3" x 11'4")
UPVC patio doors to conservatory, tv point, UPVC to side aspect, radiator.

Conservatory

3.73 m x 3.45 m (12'3" x 11'4")
UPVC windows and door to rear aspect, part brick built, radiator.

First Floor Landing

Velux windows, door to two bedrooms and bathroom. Storage cupboards and cupboard housing the water tank.

Bedroom

3.99 m x 3.80 m (13'1" x 12'6")
UPVC window to front, radiator.

Bedroom

6.30 m x 4.30 m (20'8" x 14'1")
UPVC window to rear, fitted wardrobes, radiator, tv point, storage to eaves space.

Bathroom

Velux window, four piece suite comprising of Panelled bath, shower cubicle, WC, pedestal hand wash basin, tiled walls, radiator.

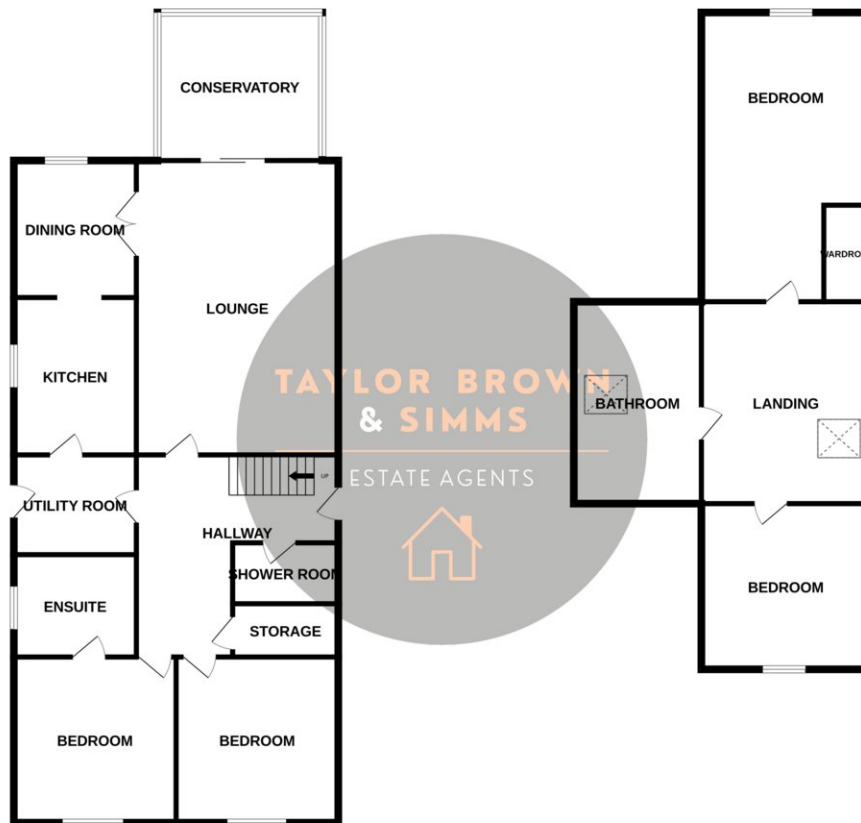
Outside

To the front is a mature garden with shrubs and borders, with driveway to either side of the property providing ample off street parking, one driveway leads to the double garage with up and over door to the front.

To the rear is a really good sized garden, having been landscaped to a beautiful design with lawned garden, mature shrubs, plants and trees, patio areas and being enclosed.

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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