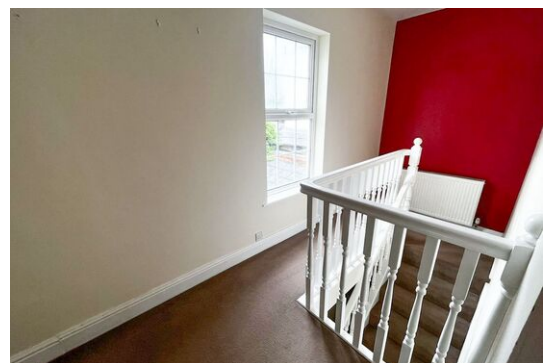
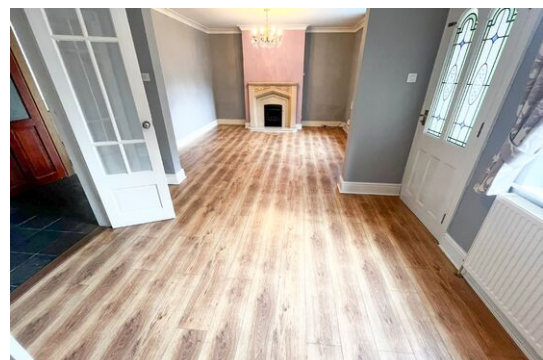


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Claramount Road, Heanor, Derbyshire , DE75 7HS **£240,000**



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- THROUGH LOUNGE DINER
- KITCHEN DINER
- UTILITY ROOM
- NO UPWARD CHAIN
- OFF STREET PARKING
- GOOD SIZED REAR GARDEN
- SPACIOUS FAMILY HOME
- VIEWING ESSENTIAL

COUNCIL TAX BAND: B EPC RATING: D

Entrance Storm porch
Door to dining area.

Dining area
3.36 m x 3.31 m (11'0" x 10'10")
UPVC door to front, UPVC window to front, laminate flooring, radiator, open plan to lounge area. Double doors to kitchen.

Lounge area
4.07 m x 3.89 m (13'4" x 12'9")
UPVC window to front, fireplace, radiator, laminate flooring.

Kitchen Diner
6.64 m x 3.41 m (21'9" x 11'2")
UPVC door to side, UPVC Window to rear, fitted kitchen with base and wall units, work surface, sink unit, part tiled walls, integrated oven, hob and extractor above, integrated microwave, plumbing for dishwasher, feature island, spotlights, tiled flooring, door to rear hall/ utility.

Utility/ Rear hall
Two UPVC windows to rear, plumbing for washing machine, stairs to first floor.

First Floor Landing

UPVC window to rear, doors to bedrooms and bathroom, loft access point.

Bedroom One
3.23 m x 4.25 m (10'7" x 13'11")
UPVC french doors to rear aspect with Juliette balcony, radiator.

Bedroom Two
3.25 m x 3.24 m (10'8" x 10'8")
UPVC window to front, radiator, storage cupboard.

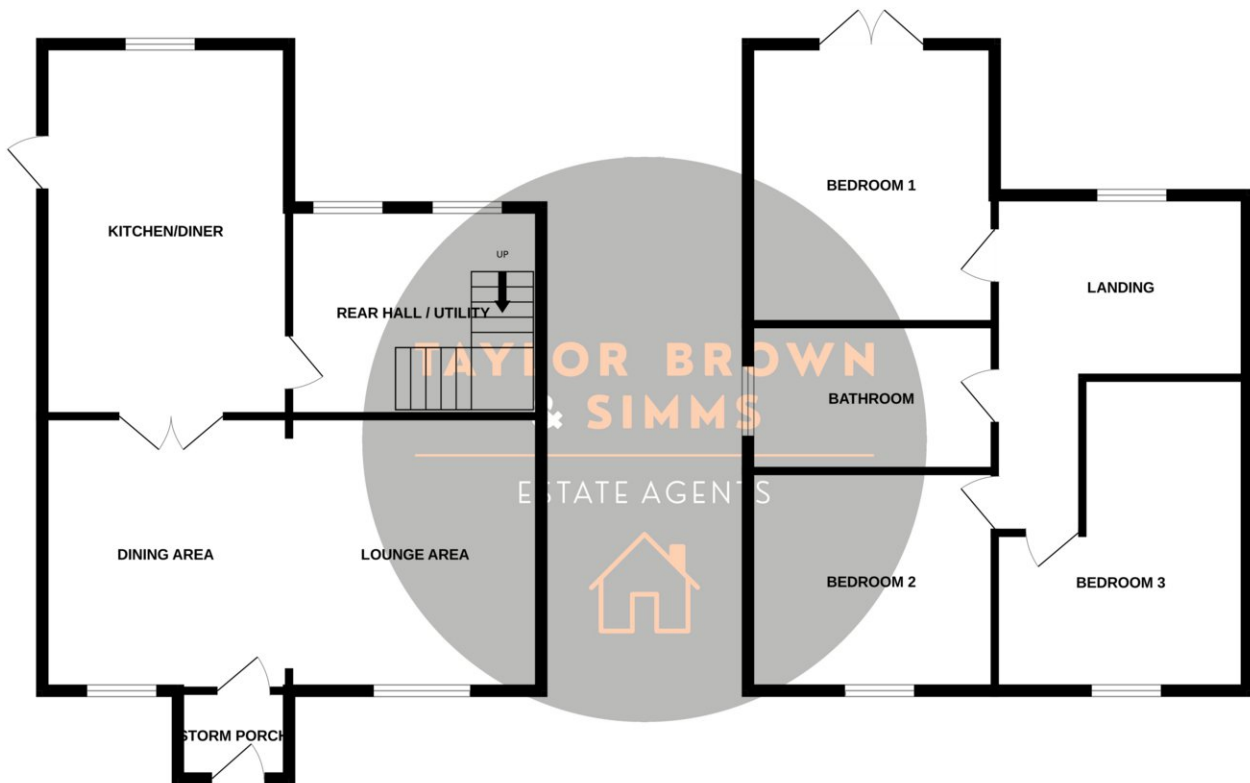
Bedroom Three
3.83 m x 4.10 m (12'7" x 13'5")
UPVC window to front, storage cupboard, radiator.

Bathroom
UPVC window to side, three piece suite comprising of panelled bath, WC, pedestal hand wash basin, storage cupboard housing the boiler, vinyl flooring, radiator.

Outside
To the side of the property is off street parking.
To the rear is a patio area, great sized garden with lawned area, wooden summer house, being enclosed via hedging and 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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