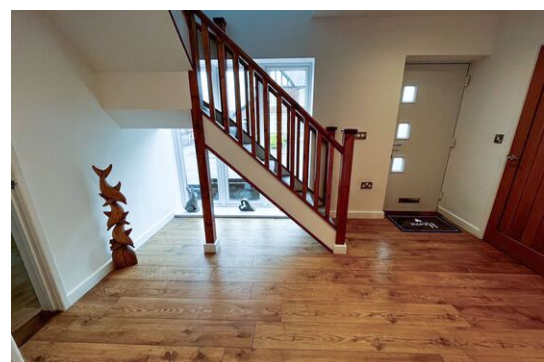
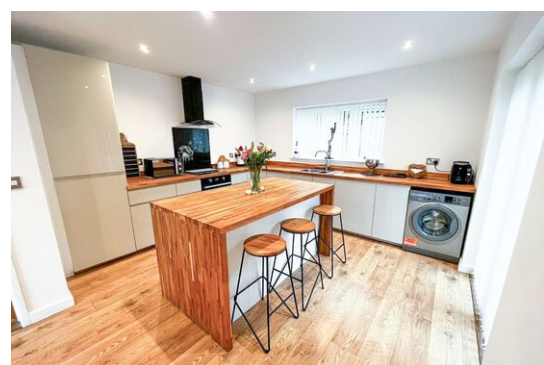


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

High Street, Loscoe, Heanor, Derbyshire , DE75 7LF Offers Over £280,000



FEATURES:

- THREE BEDROOMS
- GREAT OPEN PLAN LIVING SPACE
- SEPARATE LOUNGE
- DOWNSTAIRS WC
- EN SUITE TO MASTER BEDROOM
- GARAGE AND OFF STREET PARKING
- CLOSE TO TRANSPORT LINKS
- FOUR PIECE MODERN BATHROOM
- VIEWING ESSENTIAL
- NO UPWARD CHAIN

COUNCIL TAX BAND: D EPC RATING: B

Entrance Hallway

4.00 m x 2.96 m (13'1" x 9'9")

A Spacious entrance with beautiful Oak stairs rising to the first floor, with floor to ceiling window to the front, Oak doors leading to downstairs WC, storage cupboard, lounge and kitchen diner, wood flooring, radiator, Hive control panel for the heating.

Downstairs WC

UPVC window to side, two piece suite comprising of WC and hand wash basin with vanity unit below, wood flooring, spot lighting, heated towel rail.

Lounge

5.30 m x 3.69 m (17'5" x 12'1")

UPVC french doors with side panels to the rear aspect, wood flooring, two radiators, tv point.

Kitchen Diner

6.53 m x 2.92 m (21'5" x 9'7")

UPVC french doors and window to the rear garden, Modern fitted kitchen comprising of base units with wooden work top and matching up stands, integrated oven, hob and extractor above, integrated fridge freezer, plumbing for washing machine, island with breakfast bar area, wood flooring, opening into the additional reception area.

Reception room

3.07 m x 4.52 m (10'1" x 14'10")

UPVC french doors to rear, two radiators, wood flooring.

First floor landing

Oak doors leading to bedrooms and bathroom, UPVC window to front aspect.

Master bedroom

3.75 m x 3.75 m (12'4" x 12'4")

UPVC window to rear, fitted wardrobes, tv point, radiator, Oak door to en suite.

En suite

UPVC window to rear, a modern fitted three piece suite comprising of WC, double shower cubicle, pedestal hand wash basin, towel rail, spot lighting, tiled flooring, part tiled walls.

Bedroom Two

3.69 m x 3.93 m (12'1" x 12'11")

UPVC window to rear aspect, radiator, tv point.

Bedroom Three

2.84 m x 2.78 m (9'4" x 9'1")

UPVC window to front aspect, tv point, radiator, loft access point.

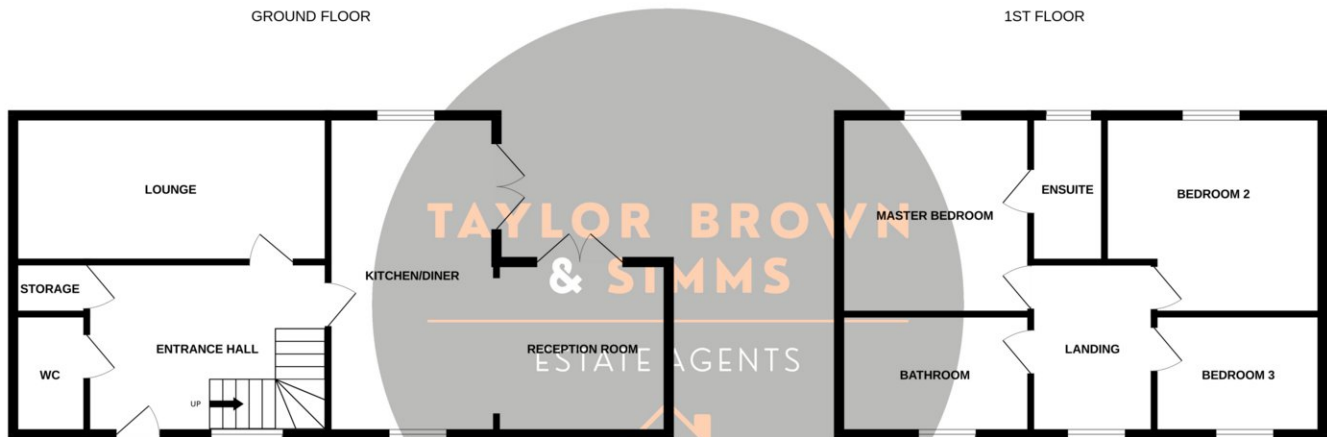
Bathroom

UPVC window to front, a spacious bathroom with four piece suite comprising of shower cubicle, free standing bath, WC and pedestal hand wash basin, part tiled walls, towel rail, spot lighting.

Outside

To the rear of the property is a single garage with off street parking space with a shared driveway.

To the rear is also a lawned garden, decking area, and being enclosed via panelled fencing.



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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