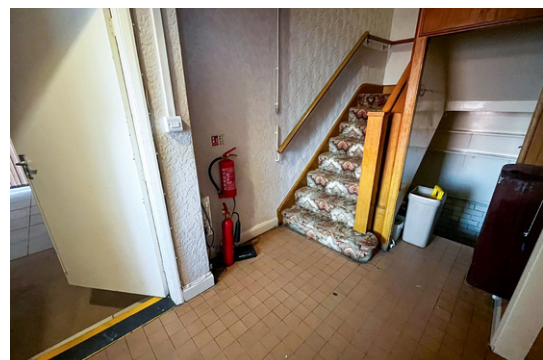


2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Alfreton Road, Codnor, Ripley, Derbyshire , DE5 9QY**  
**£250,000**



**FEATURES:**

- FOUR BEDROOMS
- STRUCTUALLY DETACHED
- VARIOUS OUTBUILDINGS
- THREE RECEPTION ROOMS
- CELLAR
- POTENTIAL FOR ANNEXE
- OFF STREET PARKING
- REAR GARDEN
- DOWNSTAIRS WC
- GREAT POTENTIAL

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

Measurements as below are as the planning permission granted.

Lounge area

4.20 m x 3.70 m (13'9" x 12'2")

Dining area

5.40 m x 3.35 m (17'9" x 11'0")

Hallway

Kitchen

reception room

pantry

2.40 m x 3.00 m (7'10" x 9'10")

WC

WC

Utility Room

3.10 m x 3.80 m (10'2" x 12'6")

First floor landing

Bedroom

4.60 m x 3.35 m (15'1" x 11'0")

Bedroom

4.25 m x 3.70 m (13'11" x 12'2")

Bedroom

4.00 m x 3.70 m (13'1" x 12'2")

Bedroom

2.10 m x 3.35 m (6'11" x 11'0")

Bathroom

2.00 m x 2.22 m (6'7" x 7'3")

Outside

Outbuilding Potential Annexe

Games Room

4.00 m x 4.40 m (13'1" x 14'5")

store

Guest Room/ annexe

4.65 m x 6.40 m (15'3" x 21'0")

En Suite

4.65 m x 2.30 m (15'3" x 7'7")

#### **NOTICE TO PROSPECTIVE PURCHASERS**

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.