

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**
ESTATE AGENTS

Oakfield Court, Stanley Common, Ilkeston, Derbyshire , DE7 6XB Offers Over £250,000



FEATURES:

- TWO BEDROOM BUNGALOW
- DETACHED
- CORNER PLOT
- CUL DE SAC LOCATION
- GARAGE AND DRIVEWAY
- CONSERVATORY
- GARDENS TO SIDE AND REAR WITH SUMMER HOUSE
- FITTED KITCHEN AND SHOWER ROOM
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN



Entrance Hallway
Radiator, doors to all rooms.

Lounge
4.87 m x 3.14 m (16'0" x 10'4")
UPVC window to front aspect, radiator, feature fireplace, tv point.

Kitchen
3.10 m x 2.91 m (10'2" x 9'7")
UPVC windows to front and side aspect, fitted kitchen comprising of base and wall units with roll top work surface, sink unit, part tiled walls, cooker, vinyl flooring, space for fridge, plumbing for washing machine.

Shower Room
UPVC window to side aspect, three piece suite comprising of shower cubicle, pedestal hand wash basin, WC, tiled walls, towel rail, fitted cupboard.

Bedroom One
3.43 m x 3.68 m (11'3" x 12'1")
UPVC patio doors leading into the

conservatory, fitted wardrobes and drawers, radiator.

Bedroom Two
2.89 m x 2.52 m (9'6" x 8'3")
UPVC patio doors leading into the conservatory, radiator.

Conservatory
2.45 m x 5.45 m (8'0" x 17'11")
UPVC windows and french doors leading onto the rear garden.

Outside
To the side of the property is a beautifully landscaped area with mature shrubs and plants, with gated access to the front.
To the rear of the property is a patio area, mature shrubs and plants, the garden has been landscaped to a high standard, summer house with a further seating area, the rear garden is enclosed via panelled fencing.
To the front is a driveway for off street parking leading to a detached single garage.

GROUND 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. Prospective purchasers should be advised that services and fixtures 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.
Made with Metropix ©2020

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.