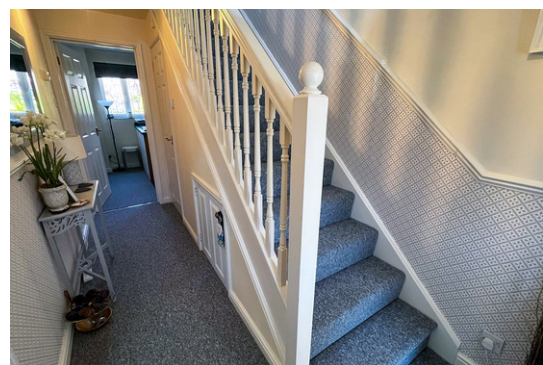


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Balmoral Close, Heanor, Derbyshire , DE75 7SN
£350,000



FEATURES:

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- EN SUITE TO MASTER BEDROOM
- SOUGHT AFTER POPULAR RESIDENTIAL LOCATION
- CUL DE SAC
- KITCHEN DINER WITH SNUG AREA
- DOWNSTAIRS WC
- NO UPWARD CHAIN
- CLOSE TO OFSTED OUTSTANDING SECONDARY SCHOOL
- DRIVEWAY AND GARAGE
- **COUNCIL TAX BAND: D EPC RATING:**

Entrance Hallway
Stairs rising to the first floor,
radiator, storage cupboard, door to
kitchen diner and lounge and
downstairs WC.

Lounge
5.25 m x 3.40 m (17'3" x 11'2")
UPVC bay window to front aspect,
radiator, feature fireplace, door to
kitchen diner.

Kitchen/Diner/Snug
7.99 m x 3.63 m (26'3" x 11'11")
Two UPVC windows to rear aspect,
UPVC french doors to rear garden,
base and wall units with work top
with up stand, sink unit, plumbing
for washing machine, integrated
eye level oven, hob and extractor
above, feature radiator, space for
tall fridge freezer, space for drier.

Downstairs WC
Two piece suite comprising of WC,
hand wash set in a vanity unit, tiled
splash back, radiator.

First Floor Landing
Doors to bedrooms and bathroom,
UPVC window to front, radiator,
storage cupboard.

Bedroom One
3.40 m x 3.31 m (11'2" x 10'10")
Two UPVC windows to front aspect,
radiator, fitted wardrobes, door to
en suite.

En Suite

UPVC window to side aspect, three
piece suite comprising of double
shower, WC, hand wash basin, part
tiled walls, tiled flooring, radiator.

Bedroom Two
3.31 m x 2.92 m (10'10" x 9'7")
UPVC window to rear aspect, fitted
wardrobes, radiator.

Bedroom Three
2.64 m x 3.43 m (8'8" x 11'3")
UPVC window to rear aspect,
radiator, fitted wardrobes.

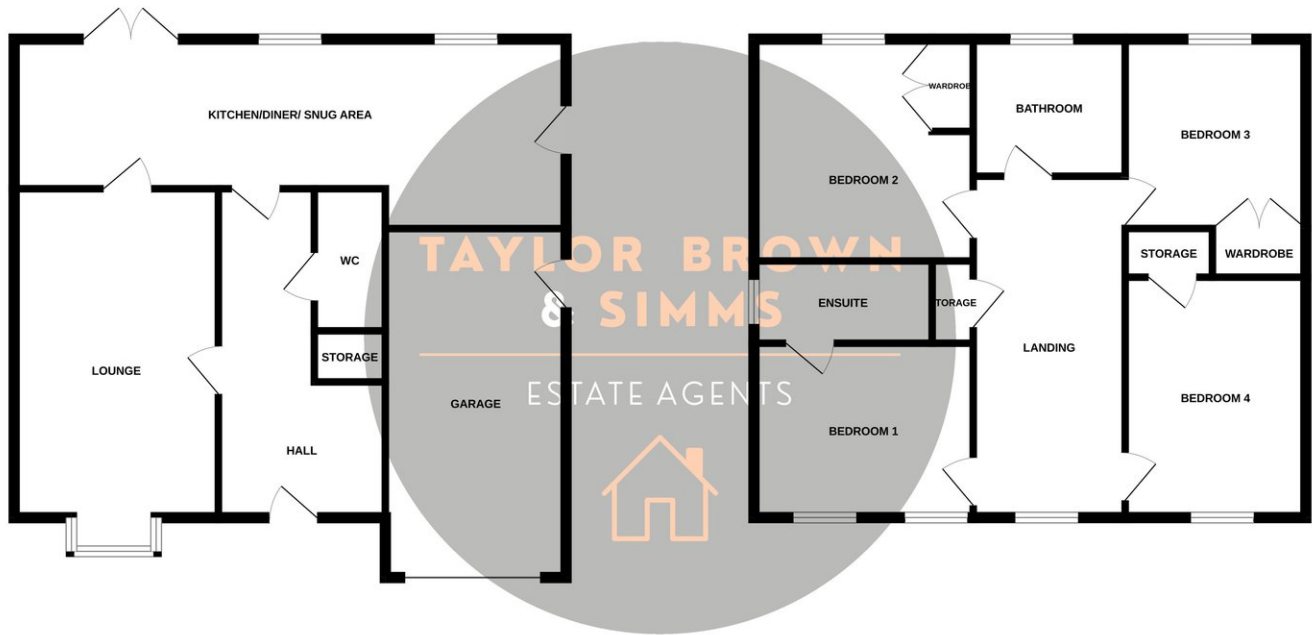
Bedroom Four
2.70 m x 3.08 m (8'10" x 10'1")
UPVC window to front aspect,
radiator, wardrobe.

Bathroom
UPVC window to rear aspect, three
piece suite comprising of panelled
bath with shower above, WC,
pedestal hand wash basin, part
tiled walls, towel rail, tiled flooring,
radiator.

Outside
To the front is a driveway providing
ample off street parking leading to
garage. Lawned area and mature
shrubs, and gated access to the
side leading to the rear garden.
To the rear of the property is a
landscaped garden with patio area,
low level wall with steps rising to a
lawned garden with beautiful
shrubs and borders and being
enclosed via panelled 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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