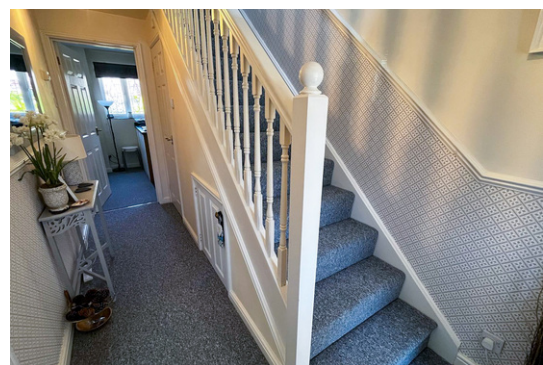


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Balmoral Close, Heanor, Derbyshire , DE75 7SN Offers in region of £330,000



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: C

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.

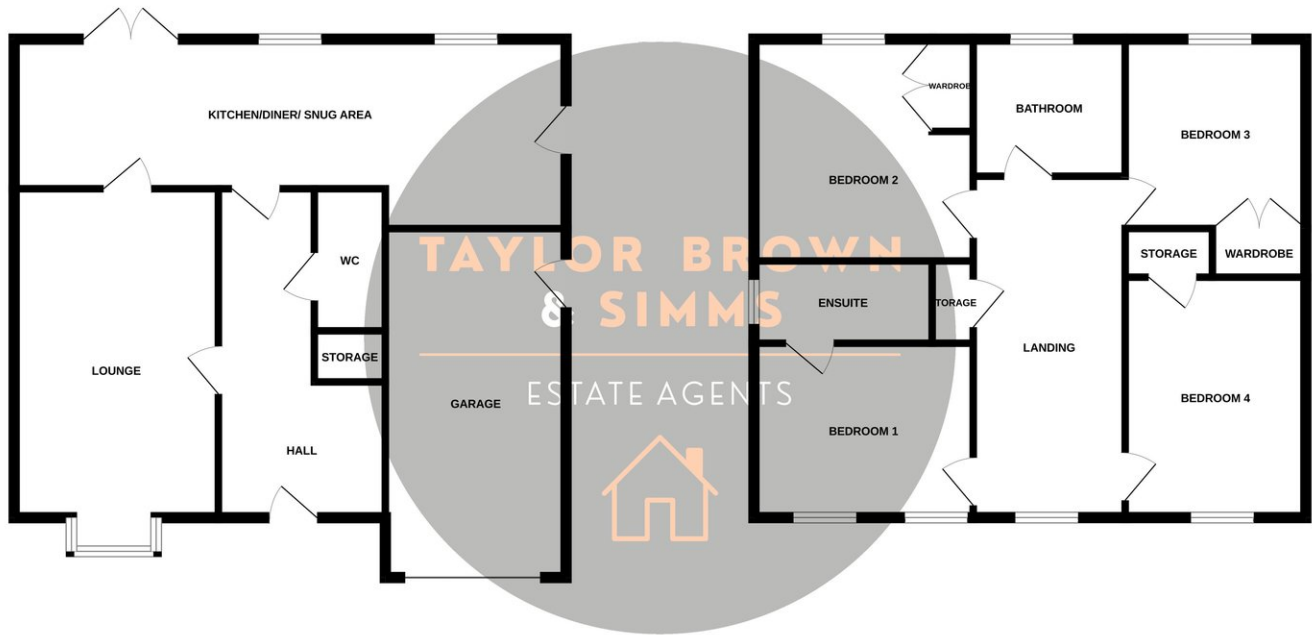
Bedroom Four
2.70 m x 3.08 m (8'10" x 10'1")
UPVC window to front aspect, radiator, wardrobe.

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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