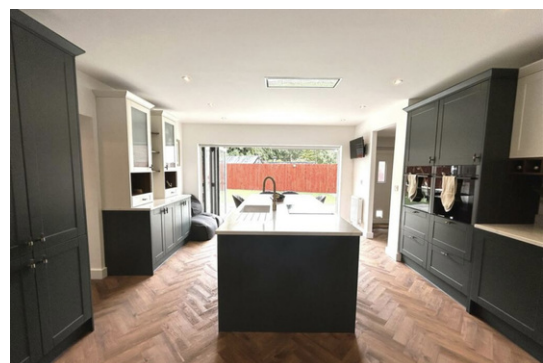


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Ilkeston Road, Heanor, Derbyshire , DE75 7DT
£440,000



FEATURES:

- DETACHED TRADITIONAL FAMILY HOME
- MODERNISED THROUGHOUT
- GARAGE AND AMPLE OFF STREET PARKING
- OPEN PLAN LIVING KITCHEN DINER LOUNGE
- TWO FURTHER RECEPTION ROOMS
- OFFICE AND DOWNSTAIRS WC
- MASTER BEDROOM WITH EN SUITE AND DRESSING ROOM
- FOUR PIECE FAMILY BATHROOM
- OAK INTERNAL DOORS
- NO UPWARD CHAIN

COUNCIL TAX BAND: D EPC RATING: C

Entrance Hallway

Stairs rising to the first floor, Oak Modulo LVT flooring, radiator, oak doors to Lounge and kitchen diner.

Lounge

3.96 m x 3.48 m (13'0" x 11'5")
UPVC bay window to side aspect, UPVC window to front aspect, radiator, TV point, Oak Modulo flooring.

Impressive Kitchen Diner - Lounge area

4.09 m x 3.63 m (13'5" x 11'11")
UPVC window to side and front aspect, wall lighting, Oak Modulo flooring, recessed fireplace with Carrara Marble hearth and Senal Stone surround houses a Multi fuel stove with Oak Mantle Shelf.

Kitchen Area

5.54 m x 4.80 m (18'2" x 15'9")
Range of Shaker style base cupboards, drawers, and glazed display cabinets in forest green, with Quartz work tops with a central large island having a inset sink, integrated appliances including twin Neff hide and slide electric ovens, Bosch Induction hob with inset extractor hood over, fridge, freezer and dishwasher. Built in recycle drawer, Oak LVT flooring, inset spot lighting, two radiators, tv point and bi fold doors leading on to the rear garden.

Utility Room

3.51 m x 2.03 m (11'6" x 6'8")
Fitted with matching base cupboard and larder units, with marble effect work top, plumbing for washing machine, vent for tumble drier, housing and plumbing for american style fridge

boiler.

Home Office

2.06 m x 2.13 m (6'9" x 7'0")
radiator, UPVC window to side aspect, velux window.

Rear Lobby

UPVC door to rear aspect, in built Oak cupboards housing the meters and provides shoe storage.

Downstairs WC

WC, and hand wash basin with tiled splashback, wood effect flooring, spot lighting, radiator, extractor fan and shelving.

Dining Room

4.11 m x 4.06 m (13'6" x 13'4")
UPVC bay window to side aspect, radiator, under stairs storage cupboard.

First floor landing

Galleried landing, radiator, loft access point, Oak doors leading to bedrooms and bathroom.

Bedroom One

3.35 m x 3.18 m (11'0" x 10'5")
UPVC window to rear aspect, Tv point, radiator

Dressing Room

3.48 m x 1.96 m (11'5" x 6'5")
Twin Full height windows to the rear aspect, fitted wardrobes, dressing table, radiator.

En Suite

Beautifully fitted en suite comprising of double shower cubicle with electric rainfall shower, hand wash basin, with back ash unit, and low level WC, full graphite ceramic tiling to walls and floor,

Bedroom Two

3.61 m x 3.45 m (11'10" x 11'4")

UPVC windows to front and side aspect, radiator, tv point.

Bedroom Three

3.35 m x 3.48 m (11'0" x 11'5")

UPVC window to front aspect, radiator, built in wardrobe, with wall mounted desk and cube shelving, tv point.

Bedroom Four

3.84 m x 2.54 m (12'7" x 8'4")

UPVC window to side aspect, radiator.

Family Bathroom

2.39 m x 1.91 m (7'10" x 6'3")

UPVC window to front aspect, four piece suite comprising of double shower with thermostatic shower, free standing roll top bath with central mixer taps, pedestal hand wash basin, low level WC, full tiling, matching floor tiling, extractor fan,

spot lighting, heated towel rail.

Outside

To the front of the property is a low level wall with railings and gateway having Carrara marble steps and path leading to the front door.

There is a low maintenance artificial grass, outside lighting, and a path leading to the sides. An extensive Presscrete driveway extends to the side providing generous hard standing and car parking spaces with vehicle access to the side through wrought iron gates which leads to the garage. The rear garden is South facing, laid to artificial grass with boundary fencing, light, power and tap and patio area.

Garage

UP and over door to the front, light and power connected, UPVC windows to the side with pedestrian door onto the garden.

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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