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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Peatburn Avenue, Heanor, Derbyshire , DE75 7RL
£250,000



FEATURES:

- THREE BEDROOMS
- DETACHED PROPERTY
- NEW CARPETS AND DECORATED THROUGHOUT
- TWO RECEPTION ROOMS
- EN SUITE TO MASTER BEDROOM
- FITTED WARDROBES TO MASTER BEDROOM
- NO UPWARD CHAIN
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO OUTSTANDING SECONDARY SCHOOL
- VIEWING ESSENTIAL



COUNCIL TAX BAND: C EPC RATING: D

Entrance Hallway

UPVC window to side, laminate flooring, door to lounge.

Lounge

4.25 m x 3.24 m (13'11" x 10'8")

UPVC window to front aspect, feature fireplace, laminate flooring, radiator, door to dining room.

Dining Room

3.19 m x 3.55 m (10'6" x 11'8")

UPVC patio doors to the rear garden, laminate flooring, two radiators, door to kitchen, stairs rising to the first floor.

Kitchen

3.18 m x 2.12 m (10'5" x 6'11")

UPVC window to rear aspect, door to side aspect, fitted kitchen with base and wall units, work top and sink unit, part tiled walls, plumbing for washing machine, integrated oven, hob and extractor above, radiator, wall mounted boiler, vinyl flooring.

First floor landing

Doors to bedrooms and bathroom, radiator, loft access point, new carpet.

Bedroom One

3.87 m x 3.18 m (12'8" x 10'5")

UPVC window to front aspect, radiator, fitted wardrobes and drawers, new carpet, door to en suite

En Suite

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

Bedroom Two

3.23 m x 2.51 m (10'7" x 8'3")

UPVC window to rear aspect, new carpet, radiator.

Bedroom Three

2.63 m x 2.58 m (8'8" x 8'6")

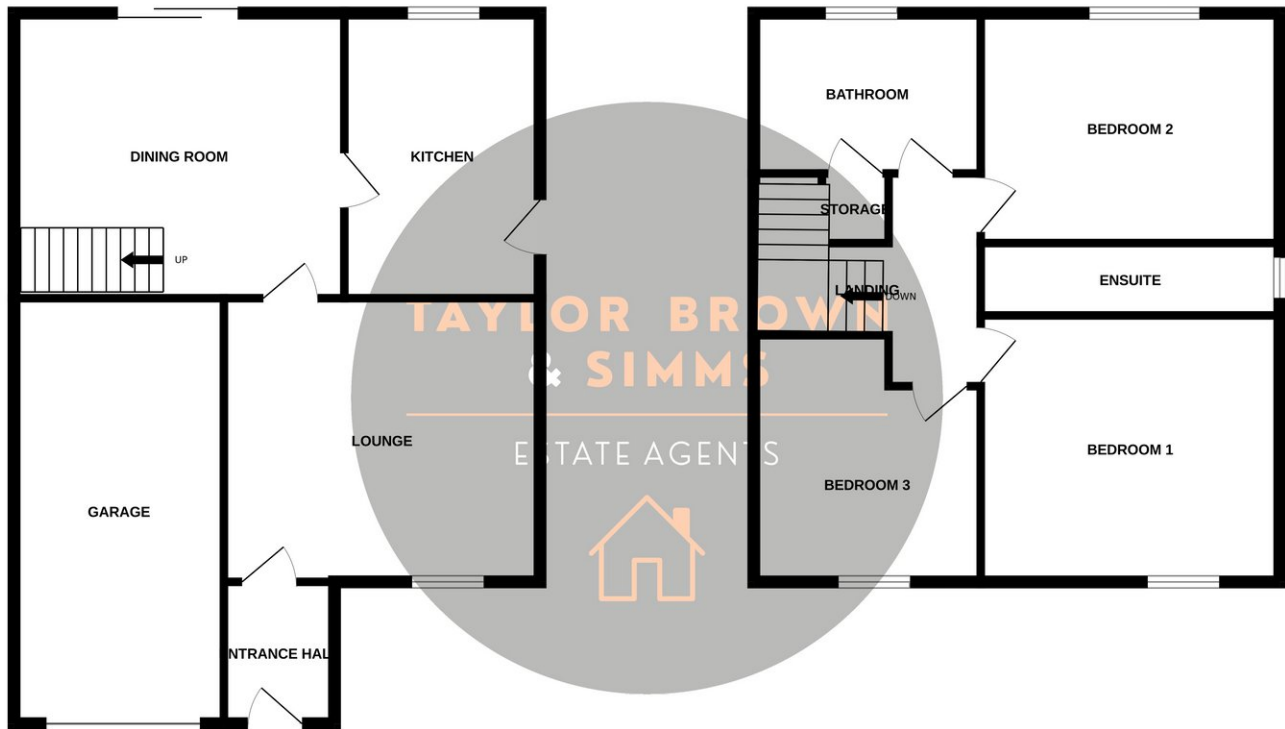
UPVC window to front aspect, laminate flooring, radiator.

Bathroom

UPVC window to rear aspect, three piece suite comprising of panelled bath with shower above and shower screen, WC and pedestal hand wash basin, part tiled walls, vinyl flooring, radiator, cupboard housing the water tank.

Outside

To the front of the property is a lawned area, with mature shrubs, gated access to the side, driveway providing off street parking and leading to a single garage with recently replaced garage door. To the rear of the property is a paved patio area, lawned garden, mature shrubs and borders, wooden garden shed and being enclosed via panelled fencing.



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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