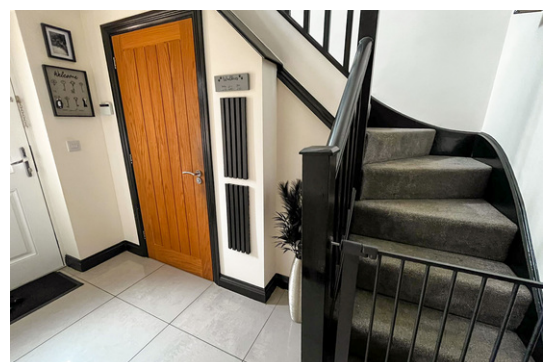
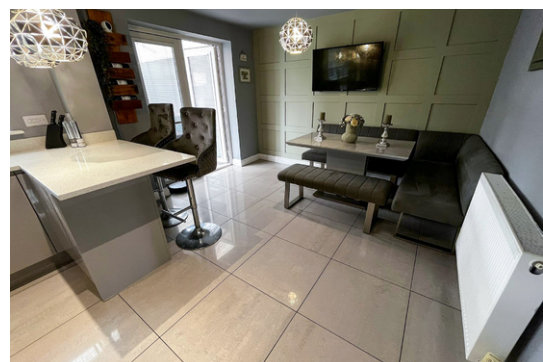


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Stone Avenue, Heanor, Derbyshire , DE75 7TB Offers Over £350,000



FEATURES:

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- UTILITY ROOM AND DOWNSTAIRS WC
- CONSERVATORY
- SOLAR PANELS
- AMPLE OFF STREET PARKING
- CONVERTED GARAGE TO MAKE THE FIFTH BEDROOM
- VIEWING ESSENTIAL
- BEAUTIFULLY FITTED KITCHEN DINER

COUNCIL TAX BAND: D EPC RATING: D

Entrance Hallway

Stairs rising to the first floor, radiator, tiled flooring, doors to downstairs wc, lounge and kitchen diner.

Downstairs WC

UPVC window to front aspect, two piece suite comprising of WC and pedestal hand wash, wood panelling to walls, tiled flooring, radiator.

Lounge

5.16 m x 3.23 m (16'11" x 10'7")

UPVC bay window to front aspect, radiator, feature wood panelled wall with TV and feature fire, radiator, herringbone flooring.

Kitchen Diner

6.89 m x 3.51 m (22'7" x 11'6")

UPVC window to rear aspect, UPVC french doors leading to the conservatory, opening to utility room, a modern fitted kitchen with base and wall units with QUARTZ worktops, integrated appliances including double eye level oven, five ring gas hob, extractor above, fridge freezer, dishwasher, tiled flooring, part tiled walls, radiator.

Utility Room

UPVC window to rear aspect, door to side aspect, base and wall units with QUARTZ worktop, plumbing for washing machine, space for drier, wall mounted boiler, tiled flooring, door to fifth bedroom.

Bedroom FIVE

4.97 m x 2.61 m (16'4" x 8'7")

UPVC window to front aspect with privacy glass, laminate flooring, radiator, storage cupboard, wood panelling to walls.

3.65 m x 3.01 m (12'0" x 9'11")

UPVC built with UPVC french doors to rear garden and outside living space, tiled flooring, fitted seating.

First floor landing

UPVC window to front aspect, radiator, doors to bedrooms, 1 - 4 and bathroom.

Bedroom One

UPVC window to rear aspect, fitted wardrobes, radiator, tv point, door to en suite

En Suite

UPVC window to rear aspect, three piece suite comprising of double shower cubicle, WC and pedestal hand wash, radiator, vinyl flooring.

Bedroom Two

3.58 m x 3.28 m (11'9" x 10'9")

UPVC window to rear aspect, radiator, tv point.

Bedroom Three

3.38 m x 2.52 m (11'1" x 8'3")

UPVC window to front aspect, radiator.

Bedroom Four

3.13 m x 2.72 m (10'3" x 8'11")

UPVC Window to front aspect, fitted mirrored wardrobes, radiator.

Bathroom

UPVC window to side aspect, three piece suite comprising of panelled bath with shower above and shower screen, pedestal hand wash and WC, part tiled walls, vinyl flooring, feature towel rail.

Outside

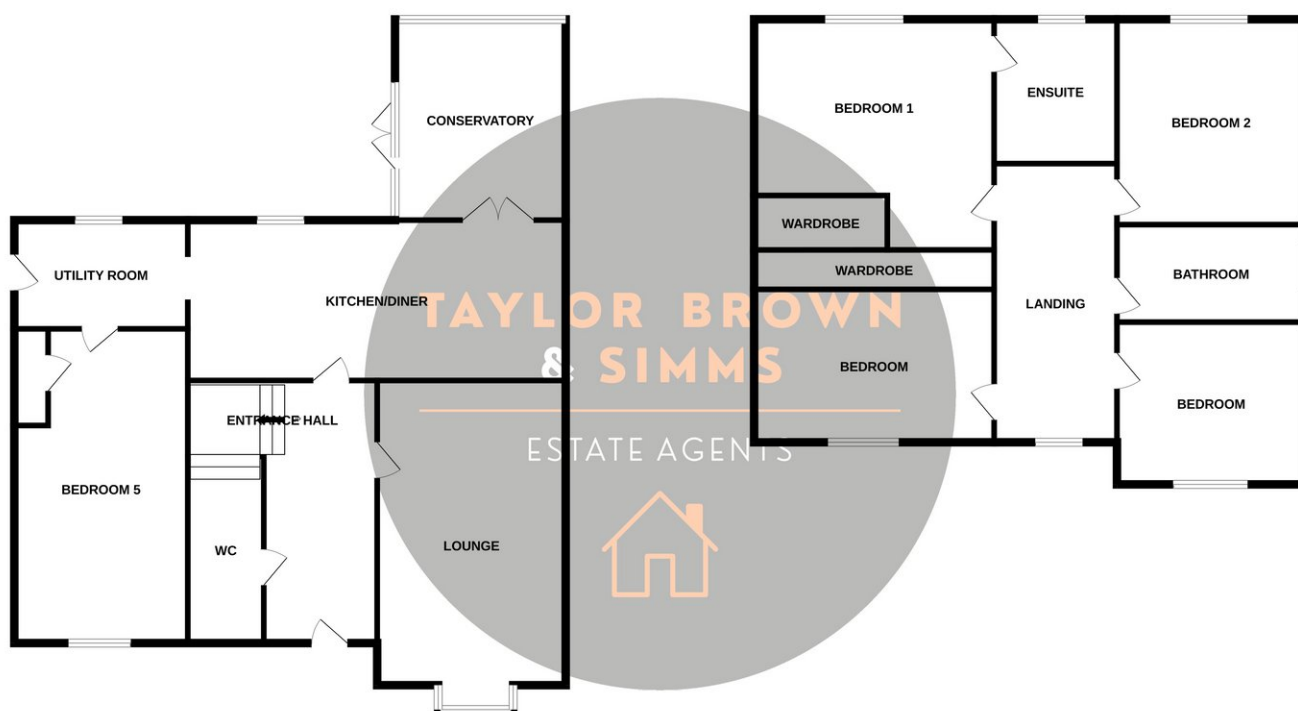
To the front of the property is ample block paved off street

side. EV charger point.

To the side is a paved pathway area with further gate to the rear.

To the rear of the property is a fantastic covered pergola area which is decked, having power

connected, ideal for outdoor entertaining (even on those rainy days), artificial grass and sleeper flower beds, 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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