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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

High Street, Heanor , DE75 7EX **£140,000**



FEATURES:

- TWO DOUBLE BEDROOMS
- BEAUTIFUL CHARACTER COTTAGE
- COSY LOUNGE WITH FEATURE FIREPLACE
- EXPOSED WOODEN BEAMS ADDING CHARM
- COTTAGE-STYLE L SHAPED KITCHEN
- FULLY BOARDED LOFT ROOM WITH ELECTRIC
- GARAGE TO REAR
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- ORIGINAL FEATURE STAINED-GLASS WINDOW

COUNCIL TAX BAND: A EPC RATING: C

Lounge

4.34 m x 3.51 m (14'3" x 11'6")

A warm and inviting space featuring a window to the front, a fireplace, and exposed wooden beams that add rustic charm. The room also benefits from laminated flooring, a radiator, and a cupboard housing meters. A beautiful original stained-glass window provides a unique glimpse into the kitchen, while a staircase leads to the first-floor accommodation.

Kitchen

4.33 m x 3.93 m (14'2" x 12'11")

The cottage-style, L-shaped kitchen offers cream wall and base units with contrasting brown roll-top work surfaces. A Belfast sink with mixer tap, integrated oven, hob, and extractor fan make this kitchen both practical and stylish. Additional features include a fireplace, radiator, tiled flooring, exposed beams, plumbing for a washing machine and door to rear garden. Two rear windows overlook the courtyard, and the boiler is neatly housed within the space.

Bathroom

Fitted with a WC, sink, and bath with an over-bath shower. The bathroom also includes a radiator

and tiled flooring.

First Floor Landing

Carpeted throughout, providing access to both bedrooms and the loft hatch, which leads to a fully boarded loft room with electrical supply—ideal for storage or potential conversion (subject to any necessary consents).

Bedroom One

3.10 m x 2.90 m (10'2" x 9'6")

A bright and comfortable double room with a window to the front, carpet flooring, radiator, and a built-in cupboard above the stairs with hanging rail for wardrobe space.

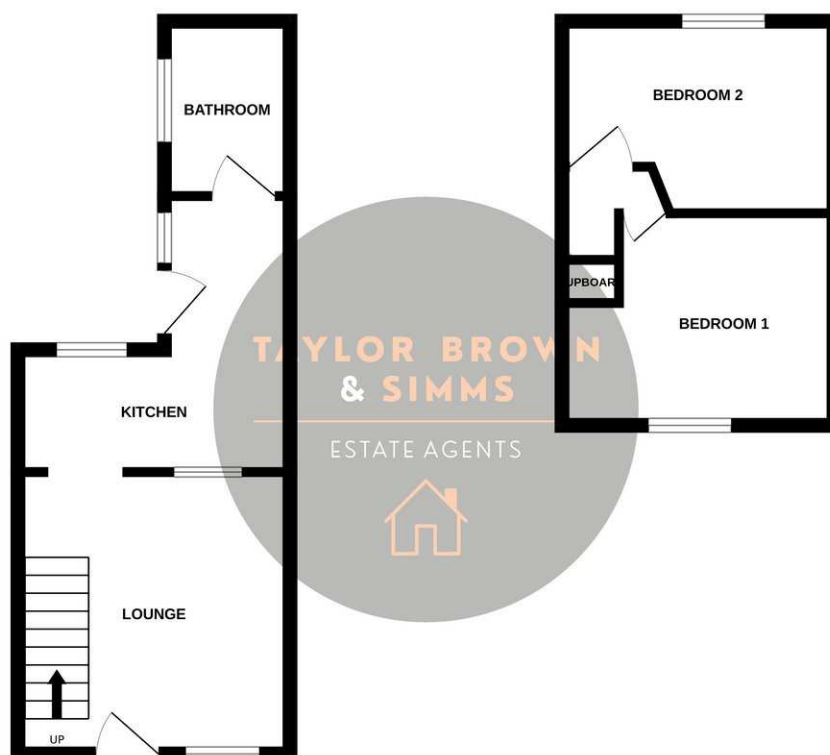
Bedroom Two

4.31 m x 2.45 m (14'2" x 8'0")

A double second bedroom with a rear-facing window, carpet flooring, and radiator.

Outside

To the front, a walled courtyard garden offers a charming space with shared access via a gate. To the rear, the property enjoys an astroturf garden area with a gated pathway leading to the garage, accessible via a shared passageway.



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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