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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.



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