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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Douglas Avenue, Heanor, Derbyshire , DE75 7FQ
£250,000



FEATURES:

- THREE BEDROOMS
- EXTENDED SEMI DETACHED
- OPEN PLAN KITCHEN DINER / ORANGERY
- APPROX 250 FT GARDEN
- GARAGE AND DRIVEWAY
- MODERN FITTED BATHROOM
- LOVELY CONDITION THROUGHOUT
- SOUGHT AFTER LOCATION
- VIEWING ESSENTIAL
-

COUNCIL TAX BAND: B EPC RATING: C

Entrance Hallway

Stairs rising to the first floor, wood effect flooring, two radiators, UPVC window to side aspect, doors to lounge and kitchen diner.

Lounge

3.88 m x 3.66 m (12'9" x 12'0")
UPVC bay window to front aspect, radiator, feature fireplace, tv point.

Kitchen Diner

5.65 m x 3.72 m (18'6" x 12'2")
UPVC window to rear, fitted kitchen with base and wall units with work top, sink unit, cooker, plumbing for washing machine, part tiled walls, feature fire with electric fire, radiator, opening to Orangery.

Orangery Room

3.06 m x 3.09 m (10'0" x 10'2")
UPVC window to side aspect, bi fold doors leading onto the garden, radiator, laminate flooring.

First floor landing

UPVC window to side aspect, loft access point, doors to bedrooms and bathroom.

Bedroom One

3.28 m x 3.41 m (10'9" x 11'2")
UPVC window to front aspect, radiator, tv point, cupboard, feature

wood panelling to walls.

Bedroom Two

3.69 m x 3.33 m (12'1" x 10'11")
UPVC window to rear aspect, radiator, cupboard housing the boiler with lighting, tv point.

Bedroom Three

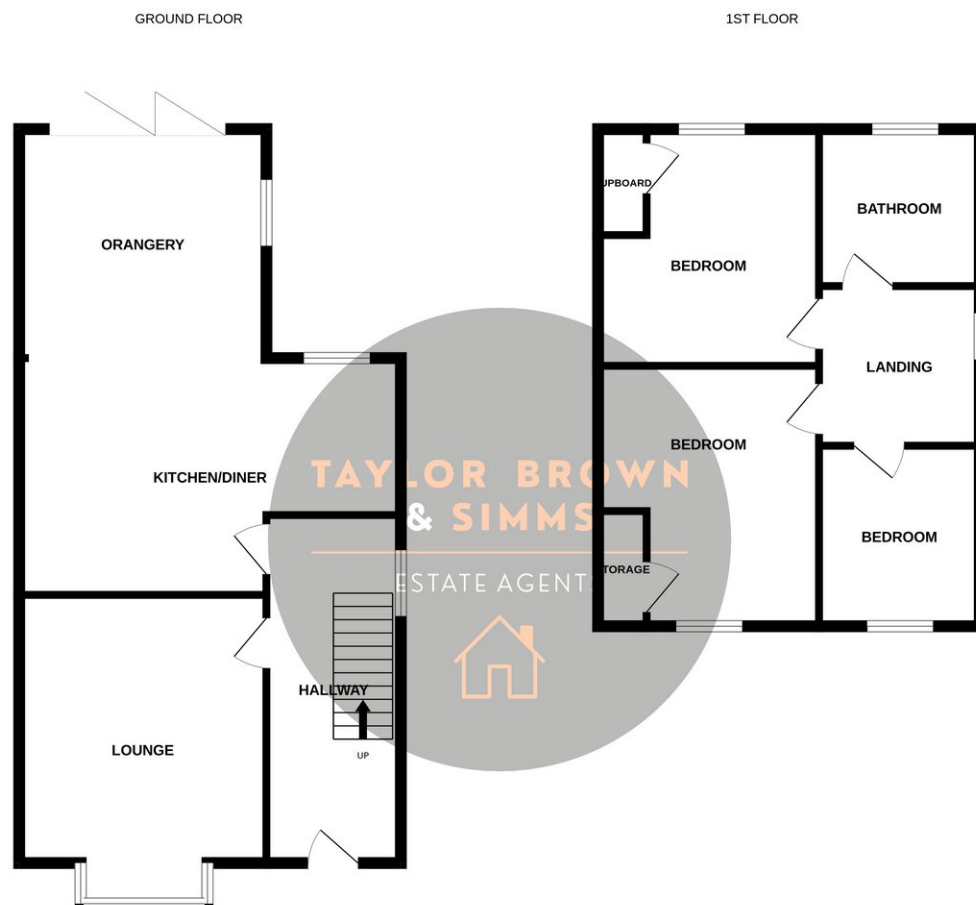
3.03 m x 1.84 m (9'11" x 6'0")
UPVC window to front aspect, radiator, laminate flooring.

Bathroom

UPVC window to rear aspect, three piece suite comprising of panelled bath with shower above and shower screen, WC and hand wash basin with vanity unit and lighting and mirror above, radiator, part tiled walls.

Outside

To the front of the property is a lawned area, driveway providing ample off street parking and leading to single detached garage, with power and light connected and up and over motorised door, UPVC window to side and door to side of garage. To the rear of the property is a good sized south facing approximately 250 foot garden, lawned garden, greenhouse, mature trees and shrubs.



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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