

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Main Road, Smalley, Ilkeston, Derbyshire , DE7 6EE
Offers Over £190,000



FEATURES:

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- MODERN FOUR PIECE FITTED BATHROOM
- DOWNSTAIRS WC / UTILITY ROOM
- OPEN PLAN LOUNGE DINER
- OFF STREET PARKING FOR TWO CARS
- SOUGHT AFTER LOCATION IN SMALLEY
- PRIVATE GARDEN WITH SHEDS AND GREENHOUSE
- MODERN FITTED KITCHEN
- IDEAL FOR THE FIRST TIME BUYER

COUNCIL TAX BAND: A EPC RATING: D

Porch

Entrance via UPVC door leading to the porch with oak glazed door leading into the lounge diner.

Lounge Diner

8.36 m x 3.61 m (27'5" x 11'10")
UPVC window to front, UPVC french doors to rear garden, wood effect flooring, feature fireplace with log burner, radiator, tv point, stairs rising to the first floor.

Kitchen

3.99 m x 2.24 m (13'1" x 7'4")
UPVC window and door to rear garden, fitted kitchen with base and wall units with granite work top, sink unit with drainer, oven with extractor above, plumbing for washing machine, integrated fridge freezer, part tiled walls, tiled flooring, wall mounted boiler, door to downstairs WC / utility room.

Downstairs WC / Utility room

1.35 m x 2.31 m (4'5" x 7'7")
This room has in the past been a downstairs bathroom, the plumbing for that is still located in the room. WC, storage base and wall units with work top, UPVC window to side aspect, pedestal hand wash basin. tiled flooring, part tiled walls.

First floor landing

Doors to bedrooms and access to the loft room, which is boarded out, with velux windows.

Bedroom One

3.78 m x 3.66 m (12'5" x 12'0")
UPVC window to rear, radiator, door to bathroom.

Bathroom

2.77 m x 2.21 m (9'1" x 7'3")
UPVC window to rear aspect, four piece suite comprising of free standing bath, double shower cubicle, WC and pedestal hand wash, laminate flooring, radiator, part tiled walls.

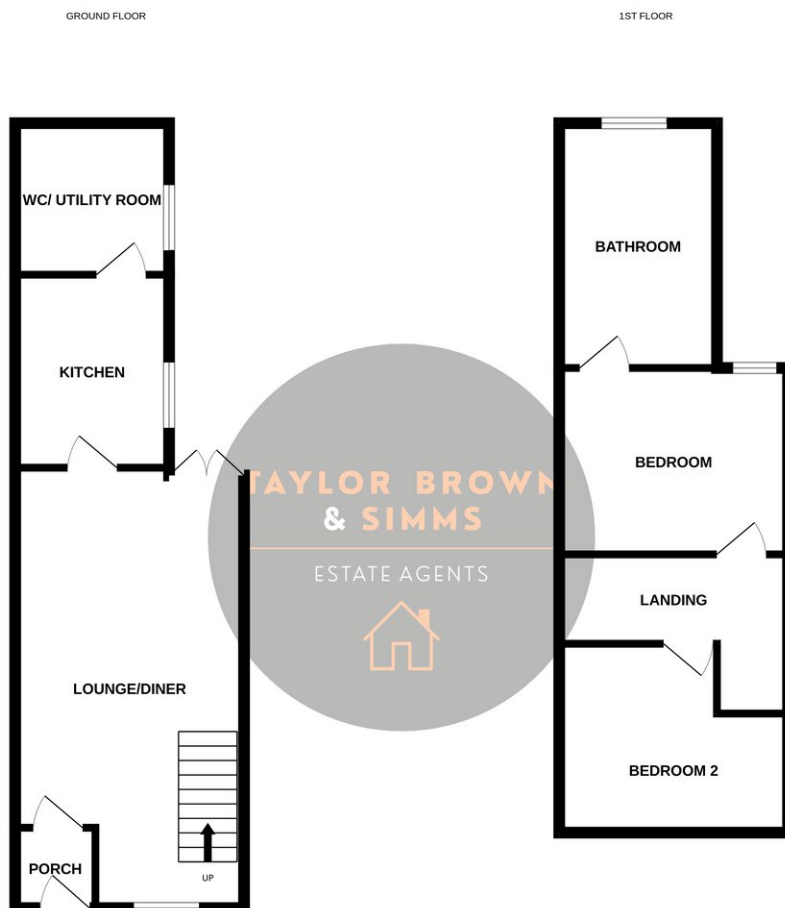
Bedroom Two

3.40 m x 3.63 m (11'2" x 11'11")
UPVC window to front, radiator.

Outside

To the front of the property is a driveway providing off street parking for two cars, with side gated access leading to the rear garden.

To the rear of the property is beautiful private garden, with patio areas, shrubs and borders, two wooden garden sheds and greenhouse and being enclosed via hedges and 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 is given as to their operability or efficiency can be given.
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