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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Joan Avenue, Heanor, Derbyshire , DE75 7PL**  
**£215,000**



**FEATURES:**

- THREE BEDROOMS
- SEMI DETACHED
- CONSERVATORY
- OFF STREET PARKING
- STUNNING CONDITION
- MODERN FITTED KITCHEN DINER AND BATHROOM SUITE
- ENCLOSED REAR GARDEN WITH LARGE SHED
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- CUL DE SAC LOCATION
- VIEWING ESSENTIAL

#### Entrance Hallway

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

#### Lounge

4.32 m x 3.39 m (14'2" x 11'1")  
UPVC bay window to front aspect, radiator, tv point.

#### Kitchen Diner

3.64 m x 5.26 m (11'11" x 17'3")  
UPVC window to rear aspect, Beautiful fitted kitchen with base and wall units, sink unit, part tiled walls, integrated oven, integrated microwave, hob and extractor above, integrated dishwasher, tiled walls, opening to conservatory.

#### Conservatory

4.42 m x 1.58 m (14'6" x 5'2")  
UPVC windows to rear, UPVC french doors to rear garden, tiled flooring.

#### First floor landing

UPVC window to side aspect, doors to bedrooms and bathroom.

#### Bedroom One

3.76 m x 3.30 m (12'4" x 10'10")  
UPVC window to front aspect, radiator.

#### Bedroom Two

3.98 m x 3.44 m (13'1" x 11'3")  
UPVC window to rear aspect, radiator, storage cupboard.

#### Bedroom Three

2.60 m x 1.78 m (8'6" x 5'10")  
UPVC window to front aspect, radiator, laminate flooring.

#### Bathroom

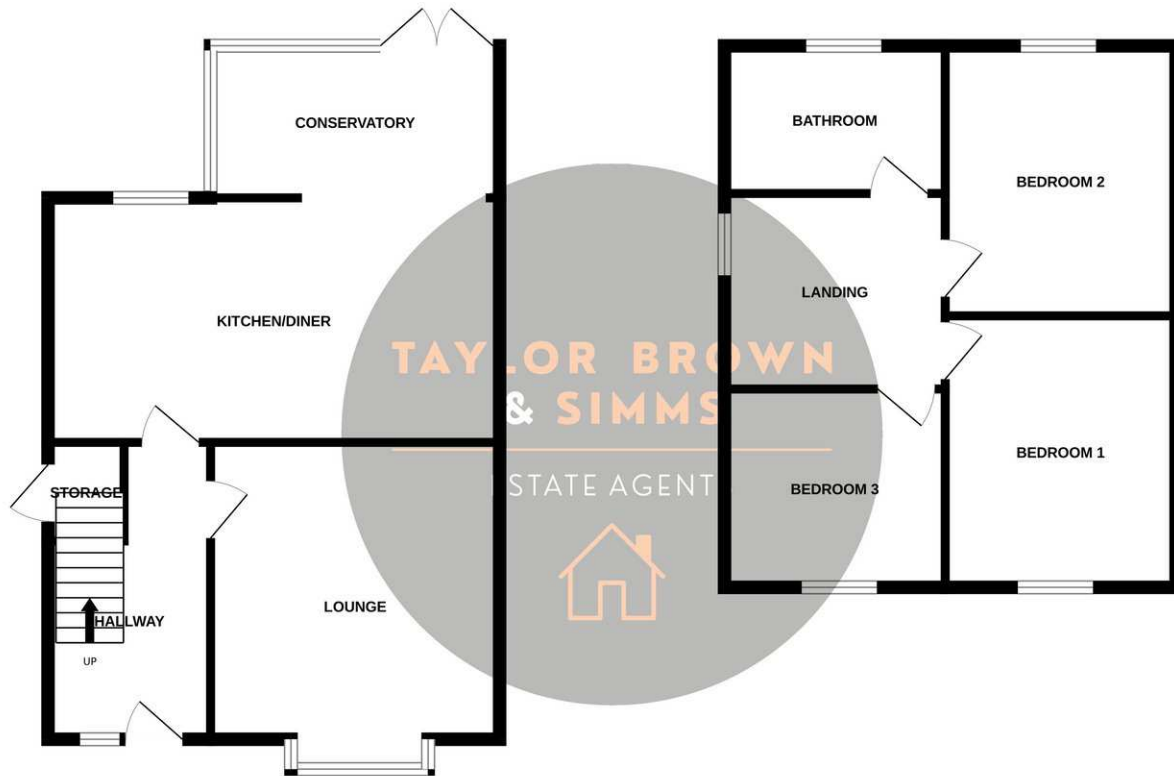
UPVC window to rear aspect, three piece suite comprising of panelled bath with shower above, WC and hand wash basin set in a vanity unit, part tiled walls, heated towel rail.

#### Outside

To the front of the property is ample off street parking, with side gated access.

To the side of the property is a storage cupboard which also houses the gas boiler.

To the rear of the property is a paved area with patio seating area, with steps down to a lawned garden, wooden sleeper bed with mature shrubs and borders and being enclosed via panelled fencing. There is also a large wooden garden shed.



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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