

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

**TAYLOR BROWN
& SIMMS**
ESTATE AGENTS

**Sycamore Gardens, Heanor, Derbyshire , DE75 7WD
£425,000**



FEATURES:

- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- CORNER PLOT
- GOOD SIZED LOW MAINTENANCE GARDENS WITH OUTBUILDING AND BAR
- LARGE KITCHEN DINER
- UTILITY ROOM PLUS OFFICE / GYM
- NO UPWARD CHAIN
- EN SUITE TO MASTER BEDROOM
- OFF STREET PARKING
- CLOSE TO OUTSTANDING SCHOOLS

Entrance Hallway

Stairs rising to the first floor, tiled flooring, doors to lounge, kitchen and downstairs WC.

Lounge

5.22 m x 3.97 m (17'2" x 13'0")
UPVC window to front aspect,
UPVC window to side aspect, tv point, laminate flooring.

Downstairs WC

Two piece suite comprising of WC and pedestal hand wash, radiator, tiled flooring.

Kitchen Diner

6.19 m x 4.69 m (20'4" x 15'5")
UPVC patio door to rear, UPVC window to rear, beautifully fitted large family kitchen diner with base and wall units, work top with upstands, eye level double oven, hob and extractor above, integrated fridge freezer, integrated dishwasher, tiled flooring, radiator, door to utility room, under stairs storage cupboard.

Utility Room

2.68 m x 1.67 m (8'10" x 5'6")
UPVC door to rear aspect, base and wall units with work top, sink unit, plumbing for washing machine (washing machine is open to negotiations) opening to gym/office, tiled flooring.

Office/Gym

3.00 m x 2.63 m (9'10" x 8'8")
Laminate flooring

First Floor Landing

Spacious landing, with doors to bedrooms, bathroom and airing cupboard, UPVC window to side

Master Bedroom

4.00 m x 3.86 m (13'1" x 12'8")
UPVC window to front, UPVC french doors with Juliette balcony, wardrobes (open to negotiation) radiator, laminate flooring, door to en suite.

En Suite

UPVC window to front aspect, three piece suite comprising of double shower, WC and pedestal hand wash basin, part tiled walls, radiator.

Bedroom Two

3.59 m x 3.36 m (11'9" x 11'0")
UPVC window to front aspect, radiator, fitted wardrobes.

Bedroom Three

3.92 m x 3.64 m (12'10" x 11'11")
UPVC window to rear aspect, radiator, (wardrobes open to negotiations).

Bedroom Four

2.95 m x 3.70 m (9'8" x 12'2")
UPVC window to rear aspect, radiator, (wardrobes, open to negotiations)

Bathroom

UPVC window to rear aspect, four piece suite comprising of panelled bath, double shower cubicle, WC and pedestal hand wash basin, part tiled walls, radiator.

Outside

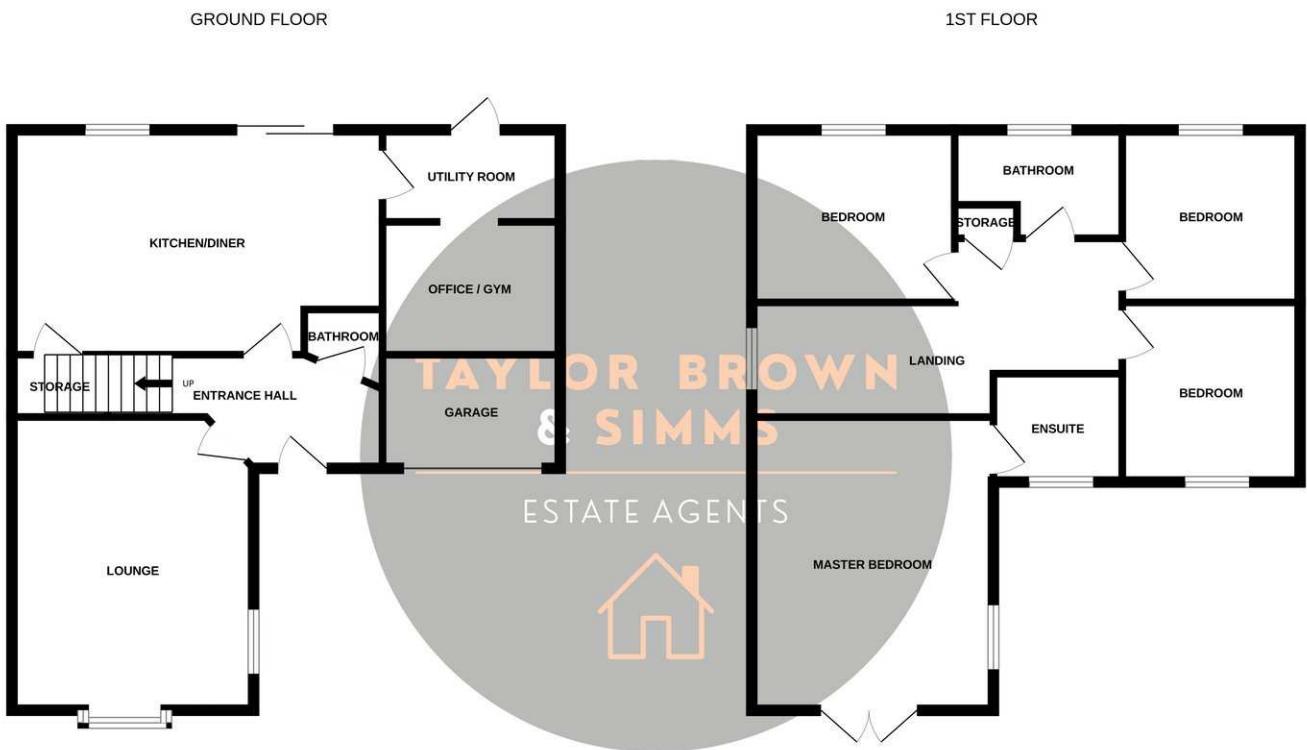
To the front of the property is ample off street parking, gated access leading to the side of the property.

The garage has been partially converted to make the gym/ office, but there is still room at the front

To the rear of the property is a paved patio seating area, artificial lawn, fantastic outbuilding, bar area, being enclosed via panelled

fencing, mature shrubs and borders.

To the side of the property is a good sized further paved area.



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.
Made with Metropix ©2026

NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.