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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Hallington Drive, Heanor, Derbyshire , DE75 7QX Offers Over £350,000



FEATURES:

- THREE BEDROOMS
- DETACHED BUNGALOW
- QUIET CUL DE SAC LOCATION
- GARAGE AND OFF STREET PARKING
- NO UPWARD CHAIN
- UTILITY
- GOOD SIZED GARDENS
- LOUNGE DINER
- GOOD SIZED PROPERTY
- VIEWING ESSENTIAL

COUNCIL TAX BAND: D EPC RATING: TBC

Entrance Hallway

Doors to all rooms, radiator.

Lounge Diner

6.33 m x 4.25 m (20'9" x 13'11")

UPVC window to front aspect,
UPVC patio doors to rear aspect,
two radiators, feature fireplace, tv
point.

Kitchen

3.26 m x 2.48 m (10'8" x 8'2")

UPVC double glazed and door to
rear aspect, fitted kitchen with
base and wall units, sink unit, part
tiled walls, cooker, space for fridge,
vinyl flooring, radiator, wall
mounted boiler.

Bathroom

UPVC window to rear aspect, three
piece suite comprising of panelled
bath with shower above, WC,
pedestal hand wash basin, part
tiled walls, radiator.

Bedroom Three

2.73 m x 2.25 m (8'11" x 7'5")

UPVC window to front, radiator.

Bedroom Two

3.97 m x 3.12 m (13'0" x 10'3")

UPVC window to front, fitted
wardrobes, radiator.

Bedroom One

3.52 m x 2.78 m (11'7" x 9'1")

UPVC window to rear aspect, fitted
wardrobes, drawers, radiator.

Utility

To the rear of the garage is a good
sized utility room, with base and
wall units, sink unit, door to garage,
light and power connected.

Outside

To the front of the property is a
lawned area with block paved
pathway to the front door and to
the side access. Tarmac driveway
leading to a garage.

To the rear of the property is a good
sized private garden being
enclosed via conifer hedging,
paved patio seating area, mature
shrubs and borders. Wooden
garden shed is also included.

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.