

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

**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.