

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

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Broadway, Heanor, Derbyshire , DE75 7GW
Offers in region of £260,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- STUNNING PROPERTY THROUGHOUT
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS WC
- GOOD SIZED REAR GARDEN
- OFF STREET PARKING AND GARAGE
- EV CHARGING POINT
- CLOSE TO TOWN CENTRE AND LOCAL AMENITIES
- MODERN FITTED BATHROOM

COUNCIL TAX BAND: A EPC RATING: C

Entrance Hallway

UPVC windows to front aspect, vinyl flooring, Oak doors to lounge and Kitchen diner.

Lounge

3.05 m x 4.59 m (10'0" x 15'1")

UPVC windows to front and rear aspect, feature fireplace, radiator, tv point.

Dining area

4.69 m x 3.41 m (15'5" x 11'2")

UPVC window to front aspect, radiator, vinyl flooring.

Kitchen area

3.49 m x 2.53 m (11'5" x 8'4")

UPVC window to front aspect, beautiful fitted kitchen with base and wall units with island, sink unit, range cooker, extractor above, alcove area for fridge, plumbing for washing machine, space for drier, vinyl flooring, opening to dining area, door to downstairs WC

Downstairs WC

UPVC window to rear aspect, two piece suite comprising of WC and hand wash basin with vanity unit below, vinyl flooring.

First floor landing

UPVC window to rear aspect, doors

to bedrooms and bathroom.

Bedroom One

4.47 m x 3.06 m (14'8" x 10'0")

UPVC windows to front and rear aspect, radiator, two radiators.

Bedroom Two

4.72 m x 2.81 m (15'6" x 9'3")

UPVC window to front aspect, radiator.

Bedroom Three

2.98 m x 1.95 m (9'9" x 6'5")

UPVC window to rear aspect, radiator, storage cupboard housing the boiler.

Bathroom

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

Outside

To the front of the property is ample off street parking with EV charging point., leading to single detached garage.

To the rear of the property is a paved area, with wooden gate separating the garden to a lawned area, wooden garden shed with HOT TUB included.



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.