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**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.

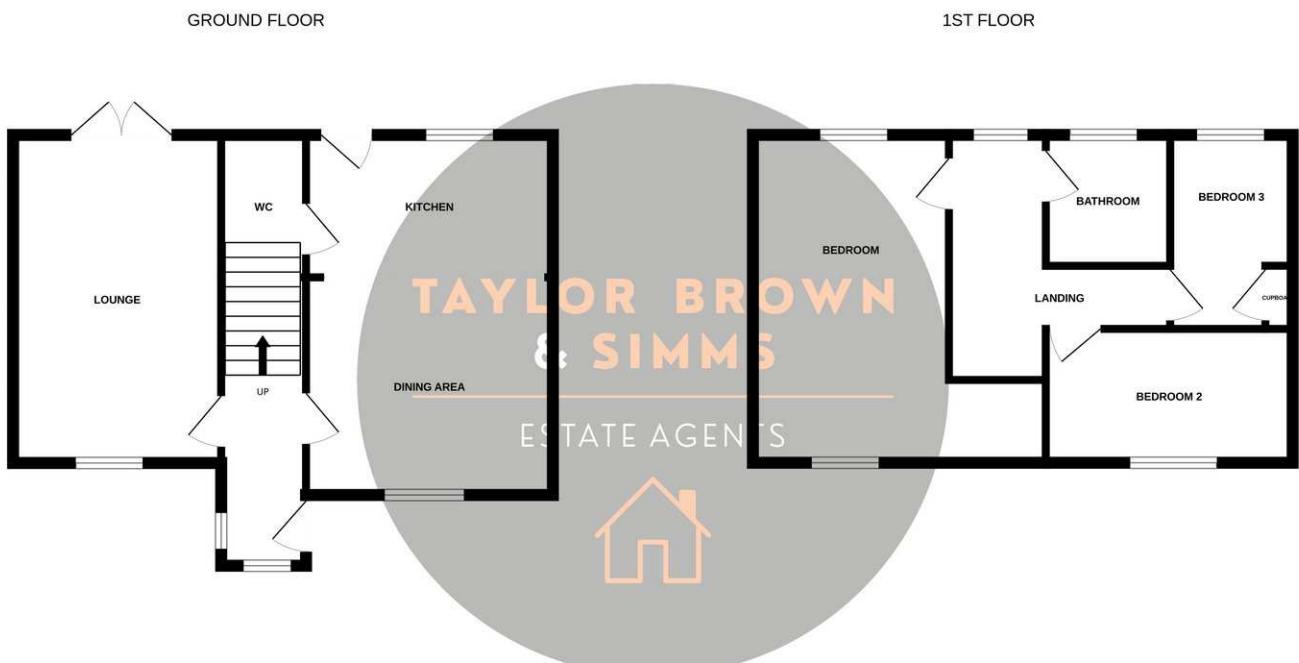
**Bedroom One**  
**4.47 m x 3.06 m (14'8" x 10'0")**  
UPVC windows to front and rear  
aspect, radiator, two radiators.

**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 sales 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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