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**TAYLOR BROWN  
& SIMMS**

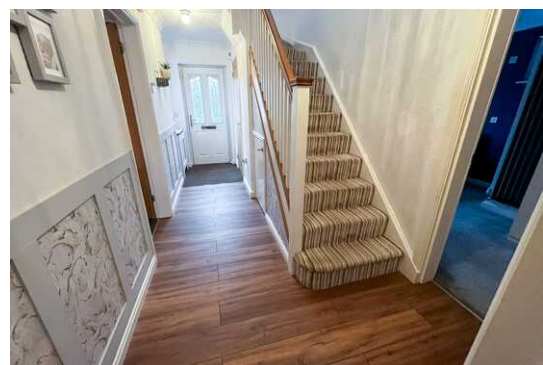
ESTATE AGENTS

**Chatsworth Way, Heanor, DE75 , DE75 7TJ**  
**£300,000**



**FEATURES:**

- DETACHED FAMILY HOME
- FOUR GOOD SIZED BEDROOMS PLUS STUDY / 5TH BEDROOM
- SPACIOUS OPEN PLAN LIVING SPACE
- MODERN KITCHEN DINER
- CONSERVATORY
- LOW MAINTENANCE REAR GARDEN
- CUL DE SAC LOCATION
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO LOCAL SCHOOLS
- NO UPWARD CHAIN



**COUNCIL TAX BAND: D EPC RATING: C**

#### Entrance Hallway

Entered via a UPVC double glazed door, radiator, doors providing access to lounge, kitchen diner, Jack & Jill style downstairs WC and bedroom, laminate flooring, storage cupboard.

#### Jack & Jill Style Downstairs WC

Can be accessed via Bedroom Four or Entrance Hall, (Jack and Jill Style) WC and hand wash basin with tiled splashback, laminate flooring.

#### Kitchen diner

7.56 m x 2.45 m (24'10" x 8'0")  
UPVC Double glazed window to front aspect, UPVC doors to rear and side aspect. A Modern recently fitted kitchen comprising of beautiful contrasting cabinets with base and wall units with work top, part tiled walls, integrated appliances including dishwasher, washing mashine, fridge freezer, eye level oven, microwave, hob and extractor above, vinyl flooring, radiator.

#### Lounge

3.65 m x 4.85 m (12'0" x 15'11")  
Bi folding doors leading into the conservatory, radiator, tv point.

#### Conservatory

4.47 m x 4.28 m (14'8" x 14'1")  
UPVC Double glazed windows and french doors to the rear aspect, tiled flooring, radiator, tv point.

#### Bedroom Four

4.84 m x 2.74 m (15'11" x 9'0")  
Perfect little hub for any teenager/young adult! Two UPVC double glazed windows to front aspect, feature upright radiator, tv

#### Jack & Jill style downstairs WC.

#### First floor landing

Doors to bedrooms and bathroom, storage cupboard, radiator, UPVC double glazed window to front aspect.

#### Bedroom One

3.64 m x 3.75 m (11'11" x 12'4")  
Two UPVC double glazed windows to rear aspect, fitted wardrobes, radiator, door to shower room

#### En Suite Shower room

UPVC double glazed window to side aspect, wet room with shower screen, WC, sink unit, towel rail, fully tiled walls.

#### Bedroom Two

3.33 m x 2.87 m (10'11" x 9'5")  
UPVC double glazed window to front aspect, radiator, fitted wardrobes.

#### Bedroom Three

3.64 m x 3.26 m (11'11" x 10'8")  
UPVC double glazed window to rear aspect, radiator, fitted wardrobes.

#### Bedroom Five/Study

2.63 m x 2.66 m (8'8" x 8'9")  
UPVC double glazed window to front aspect, radiator, storage cupboard. Would also make the perfect study for working from home.

#### Bathroom

UPVC double glazed window to side aspect, a modern three piece suite comprising of panelled bath with shower above and shower curtain, WC, pedestal hand wash basin, part tiled walls, radiator.

To the front of the property is space for ample off street parking, with side gated access to the rear of the property.

To the rear of the property, is a paved patio seating area, with astro turf garden, being enclosed via panelled fencing.

GROUND FLOOR

1ST FLOOR



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.  
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