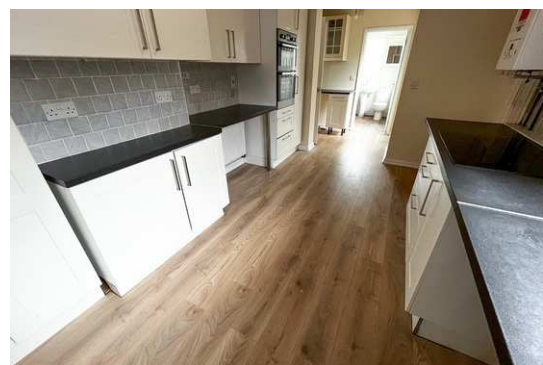
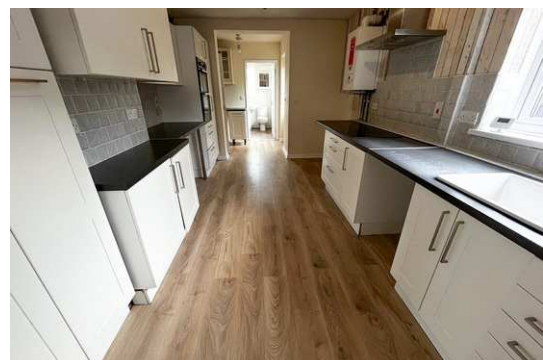


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Berle Avenue, Heanor , DE75 7PS Offers Over £200,000



FEATURES:

- FOUR BEDROOMS
- SEMI DETACHED
- THREE STOREY
- EXTENDED PROPERTY
- TWO RECEPTION ROOMS
- UTILITY ROOM AND DOWNSTAIRS BATHROOM
- WET ROOM TO THE FIRST FLOOR
- OFF STREET PARKING
- GOOD SIZED GARDEN
- NO UPWARD CHAIN

COUNCIL TAX BAND: A EPC RATING: C

Entrance Hallway

Stairs rising to the first floor with modern hand rail, under stairs storage area, radiator, doors to reception room and kitchen.

Kitchen

4.49 m x 3.16 m (14'9" x 10'4")
UPVC window to side aspect, large fitted kitchen with base and wall units, work top, sink unit, part tiled walls, breakfast bar area, integrated oven, hob and extractor above, part tiled walls, radiator, plumbing for washing machine, space for american style fridge freezer, laminate flooring, opening to utility room.

Utility Room

2.21 m x 1.56 m (7'3" x 5'1")
Base and wall units, space for drier, laminate flooring, door to side aspect, door to bathroom, door to lounge diner.

Bathroom

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

Lounge Diner

7.77 m x 3.05 m (25'6" x 10'0")
UPVC french doors to rear garden, radiator, sliding doors leading to reception room.

Reception Room

3.44 m x 2.82 m (11'3" x 9'3")
UPVC window to front aspect, radiator. (this could also be used as

a further bedroom).

First floor landing

UPVC window to front, storage cupboard, radiator, door to second floor, doors to bedrooms and bathroom. (wet room)

Bedroom

4.10 m x 3.23 m (13'5" x 10'7")
UPVC window to front aspect, radiator.

Bedroom Two

3.58 m x 3.70 m (11'9" x 12'2")
UPVC window to rear aspect, radiator.

Bedroom Three

3.06 m x 2.45 m (10'0" x 8'0")
UPVC window to rear aspect, radiator.

Wet Room - Bathroom

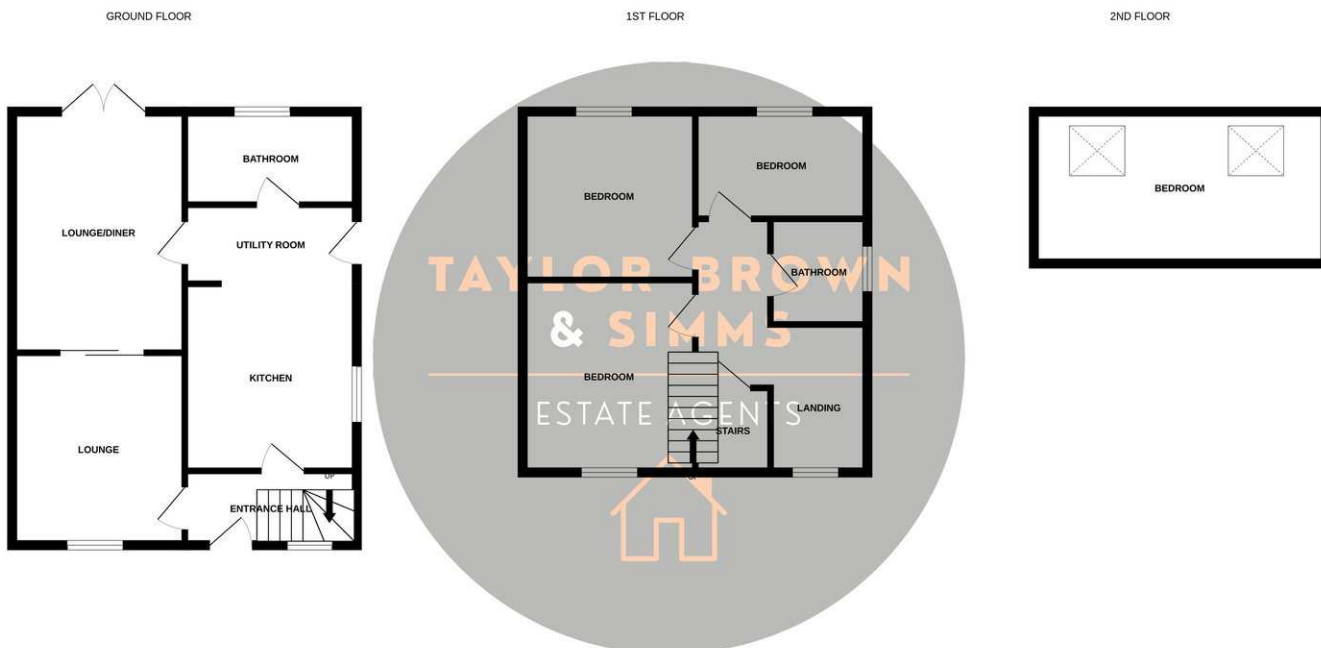
UPVC window to side aspect, shower, WC and pedestal hand wash, radiator.

Second Floor Bedroom

5.22 m x 3.36 m (17'2" x 11'0")
Two velux windows, radiator, storage to eaves.

Outside

To the front of the property is off street parking, lawned area. To the side of the property is a paved area with a garden shed. To the rear of the property is a paved area, lawned garden and being enclosed via panelled fencing.



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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