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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Arthurs View, Codnor Park, , NG16 5PS Offers Over £170,000



FEATURES:

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- INTEGRATED FRIDGE FREEZER
- INTEGRATED DISHWASHER
- INDUCTION HOB AND OVEN
- FAMILY BATHROOM
- DRIVEWAY AND GARAGE
- ENCLOSED REAR GARDEN

COUNCIL TAX BAND: B EPC RATING: C

Entrance Hall

Enter the property through the front door into a welcoming entrance hall, featuring a window to the front incorporating an attractive stained-glass rose design. A door leads through to the lounge, with stairs rising to the first-floor accommodation.

Lounge

5.46 m x 3.62 m (17'11" x 11'11")

A bright and welcoming reception room featuring laminate flooring, a radiator and ceiling lighting. Stairs rise to the first-floor accommodation, with useful under-stairs storage.

Kitchen

3.61 m x 2.61 m (11'10" x 8'7")

The fitted kitchen comprises a range of wall and base units with work surfaces over, providing ample storage and preparation space. Integrated appliances include a fridge freezer and dishwasher, alongside an electric oven, induction hob and extractor fan above. The kitchen also features a single sink and drainer unit with mixer tap over, radiator and window and door providing access to the rear garden. The boiler is also housed within the kitchen.

First Floor Landing

The first-floor landing provides access to the loft and has doors leading to both bedrooms and the family bathroom.

Bedroom One

3.62 m x 3.10 m (11'11" x 10'2")

A generous double bedroom positioned to the front of the property, featuring a window to the front elevation, carpeted flooring,

Bedroom Two

3.61 m x 2.55 m (11'10" x 8'4")

A second well-proportioned double bedroom positioned to the rear of the property, featuring a window overlooking the rear garden, carpeted flooring and radiator.

Family Bathroom

The family bathroom comprises a bath with shower over, wash hand basin and WC. The room is finished with tiled flooring and partially tiled walls, complemented by a heated towel rail and window to the side elevation.

Outside

To the front of the property is the drive providing off road parking. To the side of the property is a shared driveway providing access to the garage plus a gate for access straight into the rear garden. The rear garden offers a variety of outdoor spaces, beginning with a patio area, followed by a lawned section and a further gravelled area. The garden continues down the side of the garage and extends around the rear, providing a versatile outdoor space. A crab apple tree is positioned towards the bottom of the garden.

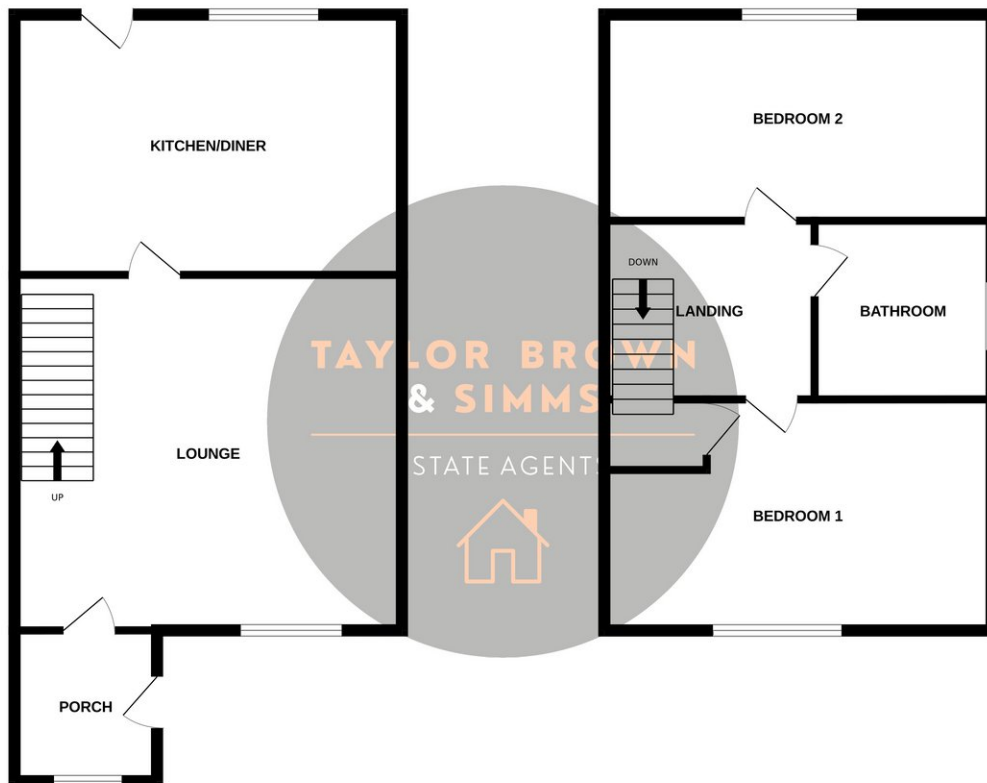
The Area

Arthur's View is situated within the popular Codnor Park area, offering a convenient residential location with access to a range of local amenities. The surrounding area benefits from nearby shops, schools and everyday facilities, while also providing good road links to neighbouring towns including Ripley, Heanor and Ilkeston.

The location is well placed for those needing to commute throughout Derbyshire and Nottinghamshire, with access to major road networks nearby. Codnor Park itself is a well-established residential area and offers a blend of convenient amenities and access to surrounding countryside and outdoor spaces such as Codnor Park Reservoir.

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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