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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Sandringham Drive, Heanor, Derbyshire , DE75 7TZ Offers Over £279,000



### **FEATURES:**

- THREE BEDROOMS
- DETACHED PROPERTY
- CORNER PLOT
- THREE RECEPTION ROOMS
- MODERN EN SUITE TO MASTER BEDROOM
- FITTED WARDROBES TO ALL BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO OUTSTANDING SECONDARY SCHOOL
- VIEWING ESSENTIAL
- 

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

#### **Entrance Hallway**

Stairs rising to the first floor, under stairs storage, doors to lounge, downstairs WC and kitchen.

#### **Downstairs WC**

UPVC window to front aspect, two piece suite comprising of WC and hand wash basin with tiled splash back, radiator.

#### **Kitchen**

3.23 m x 2.94 m (10'7" x 9'8")  
UPVC window to rear, UPVC door to side aspect, a modern fitted kitchen with base and wall units, work top, sink unit, part tiled walls, integrated oven, hob and modern extractor above, space for tall fridge freezer, plumbing for dishwasher, feature radiator, vinyl flooring, under stairs storage area, opening into rear reception room

#### **Reception room**

3.36 m x 2.87 m (11'0" x 9'5")  
Opening into the orangery room, tv point, radiator, door to front reception room.

#### **Front Reception Room**

4.71 m x 3.52 m (15'5" x 11'7")  
UPVC bay window to front, two radiators, tv point.

#### **Orangery Room**

3.37 m x 2.89 m (11'1" x 9'6")  
UPVC windows to rear aspect, velux window, UPVC french doors to the rear garden.

#### **First floor landing**

UPVC window to side aspect, radiator, doors to bedrooms and bathroom.

#### **Bedroom One**

UPVC window to front aspect, a range of fitted wardrobes, drawers and bedside units, radiator, door to en suite.

#### **En Suite**

UPVC window to side aspect, a modern fitted three piece suite comprising of shower cubicle, WC and hand wash basin set in a vanity unit, towel rail, PVC cladding to walls, vinyl flooring.

#### **Bedroom Two**

3.74 m x 3.55 m (12'3" x 11'8")  
UPVC window to rear aspect, storage cupboard, radiator, wardrobes.

#### **Bedroom Three**

2.29 m x 2.55 m (7'6" x 8'4")  
UPVC window to rear aspect, radiator, wardrobes.

#### **Bathroom**

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

#### **Outside**

To the front of the property is driveway providing ample off street parking, lawned area, with planter beds and shrubs. There is also side gated access leading to the rear garden.

To the rear is a paved landscaped garden, the garden is tiered, having decking areas, patio area, plants and shrubs. To the top of the garden is a brick built garage with decking to the front (could be changed back to a further parking space).





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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