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TAYLOR BROWN & SIMMS
ESTATE AGENTS

Holbrook Street, Heanor, Derbyshire , DE75 7BA
£165,000

FEATURES:

- STRUCTURALLY DETACHED
- THREE GOOD SIZED BEDROOMS
- UTILITY ROOM AND DOWNSTAIRS WC
- FOUR PIECE UPSTAIRS BATHROOM
- THREE RECEPTION ROOMS
- CONSERVATORY
- MODERN FITTED KITCHEN
- GOOD SIZED REAR GARDEN WITH OUTBUILDINGS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- NO UPWARD CHAIN

COUNCIL TAX BAND: A, EPC RATING: TBC

Entrance Porch
Door to entrance

Hallway
Stairs to first floor, radiator, laminate flooring, doors to lounge and dining room.

Lounge
3.61 m x 4.11 m (11'10" x 13'6")
UPVC bay window to front aspect, radiator, laminate flooring, feature fireplace.

Dining Room
3.68 m x 3.73 m (12'1" x 12'3")
UPVC french doors to conservatory, fireplace, under stairs storage area, radiator, laminate flooring.

Conservatory
3.03 m x 2.21 m (9'11" x 7'3")
UPVC built with UPVC french doors to rear, tiled flooring, opening to kitchen.

Kitchen
2.08 m x 3.04 m (6'10" x 10'0")
Base and wall modern units with work top, sink unit, part tiled walls, integrated oven, hob and extractor above, integrated fridge and dishwasher, tiled flooring, door to rear hall.

Rear Hall
Space for tall fridge, UPVC door to rear aspect, door to utility room.

Utility Room / Downstairs WC
Two UPVC windows to rear aspect, base and wall units with sink unit, part tiled walls, plumbing for washing machine, WC, tiled flooring.

First floor landing
Doors to bedrooms and bathroom, over stairs storage cupboard.

Bedroom
2.29 m x 3.51 m (7'6" x 11'6")
UPVC window to front, radiator, laminate flooring.

Bedroom
3.02 m x 3.55 m (9'11" x 11'8")
UPVC window to front, radiator, fitted wardrobes, over bed storage and bed side tables.

Bedroom
3.74 m x 3.03 m (12'3" x 9'11")
UPVC window to rear aspect, fitted wardrobes, radiator.

Bathroom
Two UPVC windows to rear aspect, four piece suite comprising of panelled bath, shower cubicle, WC and hand wash basin, storage cupboard, tiled walls, vinyl flooring, radiator.

Outside
To the front is a low level wall, with gated access, there is also a side gated access to the rear garden.
To the rear of the property is a really good sized enclosed garden, including, patio and decking area, brick built outbuildings, sheds, bar area, lawned garden and being enclosed.

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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