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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Jasmine Court, Heanor, Derbyshire , DE75 7RY Offers Over £230,000



### **FEATURES:**

- THREE BEDROOMS
- SEMI DETACHED
- MODERN FITTED KITCHEN
- MODERN FITTED SHOWER ROOM
- TWO RECEPTION ROOMS
- GOOD SIZED REAR GARDEN WITH PATIO AREA AND SHED
- IDEAL FOR THE GROWING FAMILY
- OFF STREET PARKING FOR TWO CARS
- EXCELLENT CONDITION THROUGHOUT
- VIEWING ESSENTIAL

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

### **Entrance Hallway**

Stairs rising to the first floor, radiator, doors to lounge and downstairs WC.

### **Downstairs WC**

UPVC window to front, two piece suite comprising of WC and hand wash basin, radiator.

### **Lounge**

3.88 m x 4.59 m (12'9" x 15'1")  
UPVC window to front, radiator, tv point, double glazed doors to dining room.

### **Dining Room**

3.30 m x 2.68 m (10'10" x 8'10")  
UPVC french doors to the rear garden, radiator, door to kitchen.

### **Kitchen**

3.20 m x 2.25 m (10'6" x 7'5")  
UPVC door to rear, Modern fitted high gloss kitchen with base and wall units with work top and sink unit, integrated eye level oven, induction hob and Neff extractor, integrated fridge freezer, dishwasher, wine cooler, plumbing for washing machine.

### **First floor landing**

Doors to bedrooms and bathroom, UPVC window to side.

### **Bedroom One**

3.68 m x 2.99 m (12'1" x 9'10")  
UPVC window to front aspect, fitted wardrobes, radiator.

### **Bedroom Two**

2.78 m x 3.58 m (9'1" x 11'9")  
UPVC window to rear aspect, radiator, fitted wardrobes.

### **Bedroom Three**

2.70 m x 2.25 m (8'10" x 7'5")  
UPVC window to front aspect, over stairs storage cupboard, radiator.

### **Bathroom**

UPVC window to rear aspect, modern three piece suite comprising of shower cubicle, WC and hand wash basin set in a vanity unit, towel rail, fully tiled walls.

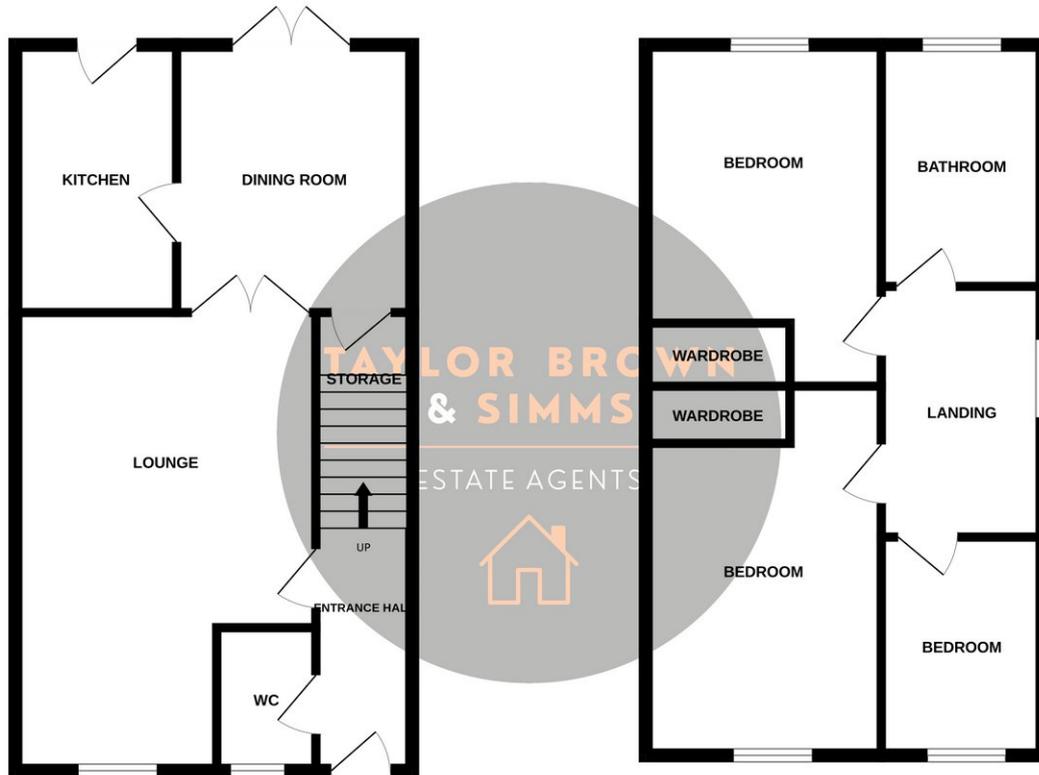
### **Outside**

To the front of the property is a artificial lawn area, paved pathway to the front door, and to the side is a driveway providing off street parking for two cars.

To the rear is a paved area, lawned garden with mature shrubs and borders, further seating area to the bottom of the garden, wooden garden shed to the side of the property.

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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