

2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Nottingham Road, Selston, Nottingham, Nottinghamshire , NG16 6DJ**  
**£290,000**



**FEATURES:**

- THREE BEDROOMS
- DORMER BUNGALOW
- GARAGE WITH WORKSHOP TO THE REAR
- ENCLOSED REAR GARDEN
- AMPLE OFF STREET PARKING
- RENOVATED THROUGHOUT
- MODERN KITCHEN PLUS UTILITY ROOM
- EN SUITE TO MASTER BEDROOM
- TWO BEDROOMS TO THE FIRST FLOOR WITH BATHROOM
- NO UPWARD CHAIN

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

#### Entrance Hallway

Stairs to the first floor, herringbone flooring, doors to Master bedroom and Lounge.

#### Master Bedroom

3.43 m x 3.36 m (11'3" x 11'0")

UPVC window to front, Door to En Suite, radiator, Herringbone flooring.

#### Lounge Diner

7.50 m x 3.57 m (24'7" x 11'9")

UPVC window to front, UPVC french doors to rear, Herringbone flooring, feature fireplace, radiator, door to kitchen.

#### Kitchen

2.67 m x 2.41 m (8'9" x 7'11")

UPVC window to side aspect, a modern refitted kitchen comprising of base and wall units, work surface, sink unit, integrated oven, hob and extractor, integrated fridge, dishwasher, tiled flooring, radiator, breakfast bar area, opening to utility room.

#### Utility Room

1.91 m x 1.60 m (6'3" x 5'3")

UPVC window to rear, matching to the kitchen, plumbing for washing machine, wall mounted boiler, radiator, tiled flooring, door to downstairs WC.

#### Downstairs WC

UPVC window to rear, Two piece modern suite comprising of WC and Pedestal hand wash basin, tiled walls, radiator. tiled flooring.

#### First Floor Landing

Doors to bedrooms and bathroom.

#### Bedroom

Herringbone flooring.

#### Bathroom

UPVC window to rear, Modern three piece suite comprising of panelled bath with shower above and shower screen, WC and hand wash basin set in a modern vanity unit with work top, tiled walls, tiled flooring, towel rail.

#### Bedroom

4.80 m x 2.41 m (15'9" x 7'11")

UPVC window to front, radiator, Herringbone flooring.

#### Garage

4.65 m x 4.66 m (15'3" x 15'3")

Roller door to front.

#### Workshop

5.01 m x 1.73 m (16'5" x 5'8")

UPVC door and window to front.

#### Outside

To the front is ample off street parking on the block paved driveway leading to the garage, gated access to the rear garden. brick wall and gated to the front. To the rear there is a decking area, lawned garden, being enclosed via panelled fencing, and access to the workshop.

#### Disclaimer

##### NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer

relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a

specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.

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.  
Made with Metropix ©2024

## NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.