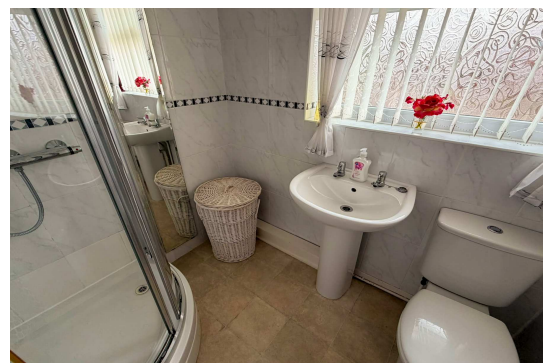


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Western Drive, Marlpool, Heanor, Derbyshire , DE75 7DP Offers Over £200,000



### **FEATURES:**

- TWO BEDROOMS
- DETACHED BUNGALOW
- NO UPWARD CHAIN
- OFF STREET PARKING
- ENCLOSED REAR GARDEN
- GOOD SIZED PORCH
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM
- GREAT RESIDENTIAL LOCATION
- CLOSE TO TRANSPORT LINKS

**COUNCIL TAX BAND: B EPC RATING: D**

Entrance porch  
UPVC door to rear aspect, door to kitchen.

Kitchen  
2.85 m x 3.19 m (9'4" x 10'6")  
UPVC window to front aspect, modern fitted kitchen comprising of base and wall units, sink unit, part tiled walls, integrated fridge freezer, integrated oven, hob and extractor above, plumbing for washing machine, radiator, spot lighting, vinyl flooring, door to hallway.

Hallway  
Doors to all rooms.

Lounge  
4.01 m x 3.18 m (13'2" x 10'5")

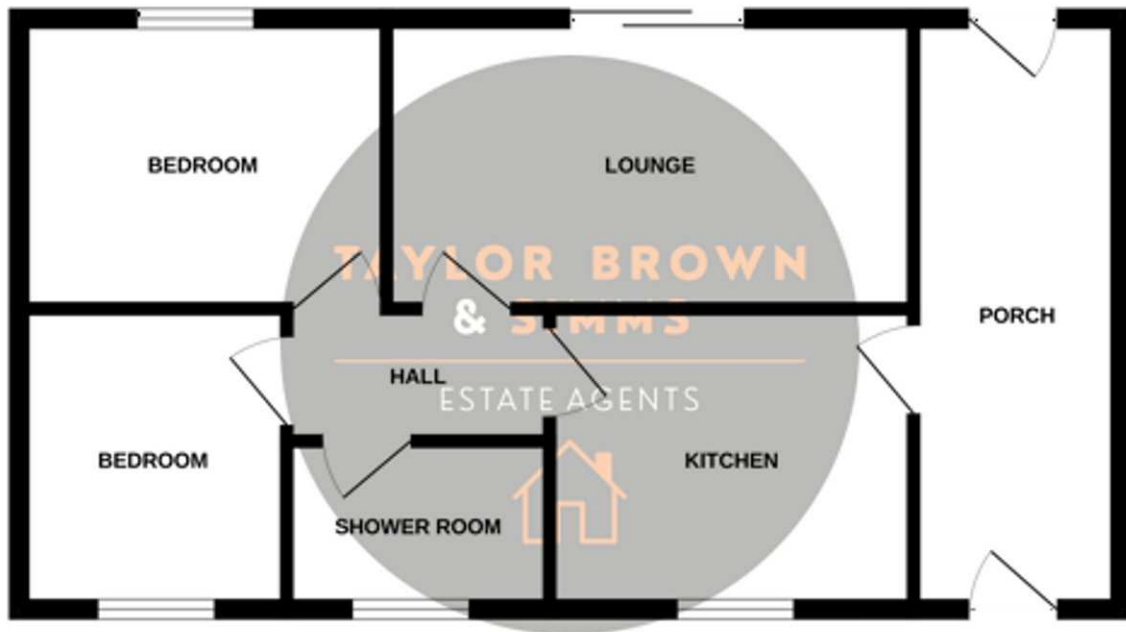
UPVC patio door to rear garden, radiator, feature fireplace, radiator.

Bedroom One  
3.70 m x 3.08 m (12'2" x 10'1")  
UPVC window to rear aspect, radiator.

Bedroom Two  
3.42 m x 2.47 m (11'3" x 8'1")  
UPVC window to front aspect, radiator.

Outside  
To the front of the property is a gated driveway, providing ample off street parking.  
To the rear of the property is a paved patio area, lawned garden, wooden garden shed and being enclosed via panelled fencing.

## GROUND 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 letroplex 02028

### NOTICE TO PROSPECTIVE PURCHASERS

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