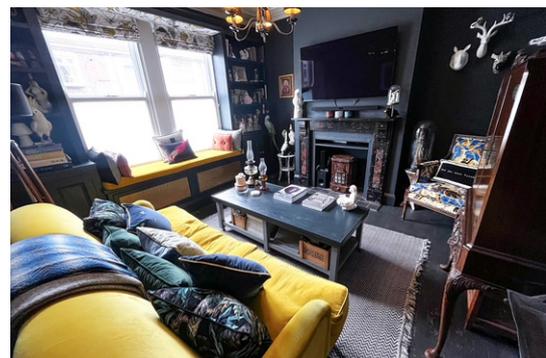


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Loscoe Road, Heanor, Derbyshire , DE75 7FG  
£195,000**



**FEATURES:**

- TWO BEDROOMS PLUS LOFT ROOM
- TWO RECEPTION ROOMS
- STUNNING CONDITION
- GARAGE AND DRIVEWAY TO REAR
- LANDSCAPED GARDEN WITH HOT TUB
- FOUR PIECE BATHROOM
- STUNNING KITCHEN
- CLOSE TO TOWN CENTRE
- CLOSE TO TRANSPORT LINKS
- MANY ORIGINAL FEATURES

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

#### Entrance Hallway

Composite door leading to the hallway with Stairs rising to the first floor, vinyl flooring, radiator, doors to lounge and dining room.

#### Lounge

3.85 m x 3.83 m (12'8" x 12'7")  
Two hardwood mock sash windows, window seat, original flooring, feature fireplace, radiator.

#### Dining Room

4.07 m x 3.78 m (13'4" x 12'5")  
UPVC french doors leading to the rear garden, original tiled flooring, radiator, feature fireplace with log burner, under stairs storage cupboard, opening to kitchen.

#### Kitchen

3.58 m x 2.45 m (11'9" x 8'0")  
UPVC window and composite door to rear, fitted kitchen with base and wall units, work top, belfast sink unit, wooden flooring, cooker, part tiled walls, space for tall fridge freezer, radiator.

#### First floor landing

UPVC window to rear, stairs to second floor, doors to bedrooms and bathroom.

#### Bathroom

UPVC window to rear, four piece suite comprising of claw foot free standing bath, double shower, WC

and hand wash basin with a vanity unit below, part tiled walls, linen cupboard, radiator.

#### Bedroom

4.16 m x 2.94 m (13'8" x 9'8")  
UPVC window to rear aspect, radiator, laminate flooring.

#### Bedroom

4.90 m x 2.94 m (16'1" x 9'8")  
Three hardwood mock sash windows to the front aspect, radiator, fitted wardrobes.

#### Second Floor Loft room

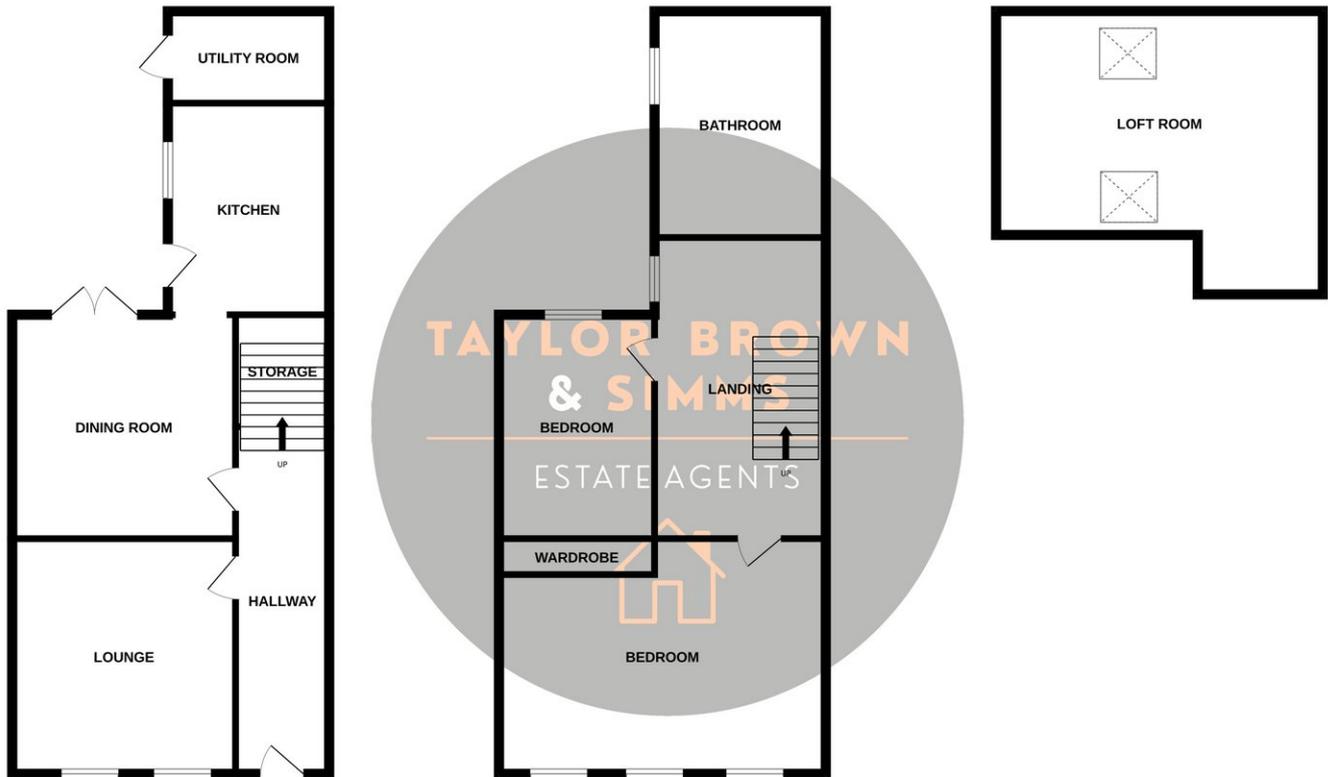
3.65 m x 3.64 m (12'0" x 11'11")  
Two Velux windows to front and rear, eaves storage.

#### Utility room

Accessed from the rear garden, plumbing for washing machine and space for drier.

#### Outside

To the rear of the property is a beautiful landscaped garden with patio areas, wood fired hot tub, outbuilding which is currently used as a office/work room with power and light connected, garage, off street parking which is accessed to the rear. There is also a EV charging point. The rear garden is well maintained and enclosed via panelled fencing.



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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