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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Rupert Street, Ilkeston, Derbyshire , DE7 5LP Offers Over £220,000



FEATURES:

- THREE BEDROOM FAMILY HOME
- DRIVEWAY AND GARAGE
- SPACIOUS LOUNGE WITH GAS FIRE
- CONSERVATORY OVERLOOKING GARDEN
- FITTED KITCHEN
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- DIRECTLY BACKS ONTO THE EREWASH CANAL
- PEACEFUL WATERSIDE SETTING
- CONVENIENT LOCATION TO LOCL AMENITIES

COUNCIL TAX BAND: A EPC RATING: C

Entrance Hall

Entering the property through the front door, the entrance hall provides access to the lounge.

Lounge

4.20 m x 4.00 m (13'9" x 13'1")

A spacious and welcoming reception room featuring laminate flooring, a working gas fire, radiator and useful under-stairs storage, which currently houses a tumble dryer. Doors provide access to the kitchen and conservatory, with stairs leading to the first floor.

Kitchen

2.80 m x 2.70 m (9'2" x 8'10")

Fitted with a range of wall and base units with work surfaces over, the kitchen includes an oven, hob and extractor fan, together with a single sink and drainer. There is plumbing and space for a washing machine, space for a fridge freezer, radiator, vinyl flooring and a window overlooking the front of the property.

Conservatory

A useful additional reception space with laminate flooring and double patio doors opening directly onto the rear garden.

First Floor Landing

The first-floor landing provides access to all three bedrooms and the family bathroom.

Master Bedroom

5.30 m x 2.40 m (17'5" x 7'10")

A well-proportioned principal bedroom with a window overlooking the rear garden and Erewash Canal. The room benefits from carpet flooring, radiator, two

for the boiler.

Bedroom Two

5.30 m x 2.40 m (17'5" x 7'10")

A spacious dual-aspect bedroom with windows overlooking both the front and rear of the property, allowing plenty of natural light. The room also benefits from carpet flooring and radiators to both the front and rear.

Bedroom Three

2.90 m x 2.00 m (9'6" x 6'7")

A further bedroom with a front-facing window, fitted wardrobe, carpet flooring and radiator.

Family Bathroom

The bathroom comprises a WC, wash hand basin and bath with shower over, radiator and vinyl flooring.

Outside

To the front of the property is a driveway providing off-road parking, together with a pebbled area and access to the garage.

The rear garden is a particular highlight of this home, with a combination of paved areas, artificial grass and a decking area providing the perfect space for outdoor seating and entertaining.

Backing directly onto the Erewash Canal, the garden enjoys a wonderfully peaceful and picturesque outlook. This is undoubtedly one of the property's standout features, offering the opportunity to sit out on the decking and enjoy the canal, passing boats and surrounding wildlife right from your own

Location

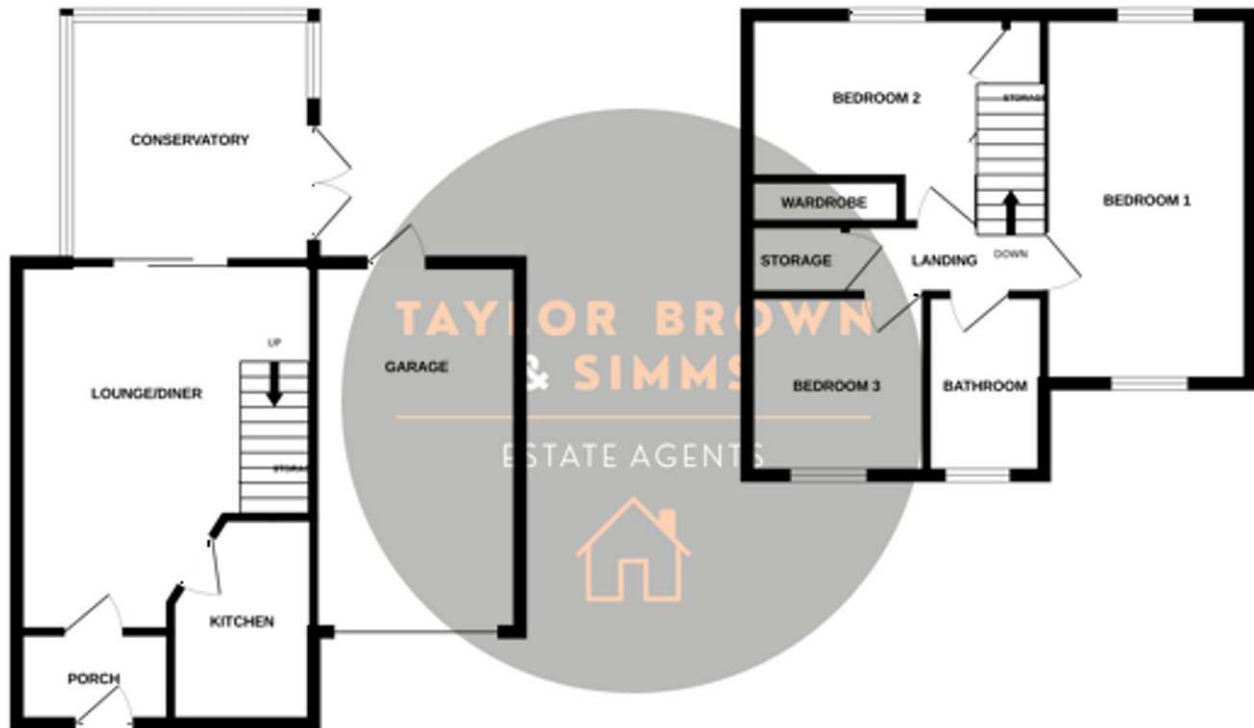
The property is situated in a popular residential location, conveniently positioned for local amenities, schools and transport links. The nearby Erewash Canal provides an excellent setting for scenic walks, cycling and enjoying the outdoors, while local shops and everyday amenities are within easy

reach.

With its combination of well-proportioned accommodation, off-road parking, conservatory and exceptional canal-side garden, this property would make an ideal family home and is one that really needs to be viewed to appreciate the setting.

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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