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**TAYLOR BROWN
& SIMMS**
ESTATE AGENTS

**Hassock Lane, Heanor, Derbyshire , DE75 7JD
Offers in excess of £375,000**



FEATURES:

- DETACHED BUNGALOW
- FOUR BEDROOMS
- DECEPTIVELY SPACIOUS
- LARGE KITCHEN DINER
- LARGE LOUNGE
- IDEAL FOR THE GROWING FAMILY
- GREAT LOCATION
- CLOSE TO SHIPLEY COUNTRY PARK
- NO UPWARD CHAIN
- MUST VIEW!!! - CALL TODAY



COUNCIL TAX BAND: D EPC RATING: D

Kitchen Diner

7.80 m x 6.15 m (25'7" x 20'2")

UPVC window and door to side aspect, modern fitted kitchen comprising of base and wall units with work top and sink unit, integrated oven, induction hob and extractor above, integrated dishwasher, washing machine and fridge and freezer, under floor heating with tiled flooring, open plan dining area, with door to inner hall and double doors to lounge.

Lounge

7.80 m x 3.97 m (25'7" x 13'0")

UPVC windows to rear aspect, UPVC window to side aspect, radiator, feature fireplace with log burner, under floor heating, spiral stairs to first floor

Inner hallway

doors to bedrooms and bathroom.

Bedroom

4.45 m x 2.96 m (14'7" x 9'9")

UPVC windows to front and side aspect, radiator

Bedroom

3.44 m x 2.36 m (11'3" x 7'9")

UPVC window to front, radiator, wardrobes.

Bedroom Three / Office

2.42 m x 1.92 m (7'11" x 6'4")

Velux window, UPVC window to side, radiator.

Bathroom

Three piece suite comprising of double shower cubicle, WC and pedestal hand wash basin, part tiled walls, under floor heating.

First Floor Landing

Log burner, velux window, door to bedroom and door to bathroom.

Bedroom

2.98 m x 2.80 m (9'9" x 9'2")

Velux window, radiator.

Bathroom

Three piece suite comprising of panelled bath, WC and pedestal hand wash basin, part tiled walls, radiator, under floor heating.

Outside

To the front of the property is a low level wall with gated access leading to a block paved driveway providing ample off street parking, side gated access with gravelled area.

To the rear of the property is a gravelled area, steps up to a lawned area, log cabin with log burner with power and light connected, greenhouse and wooden garden shed, outside security lights.

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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