

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
https://taylorbrownandsimms.co.uk/

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Sunningdale Drive, Ilkeston, Derbyshire , DE7 4JQ £240,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- THROUGH LOUNGE DINER
- GARAGE AND AMPLE OFF STREET PARKING
- CLOSE TO LOCAL SCHOOLS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- ENCLOSED REAR GARDEN
- RECENTLY FITTED NEW FRONT COMPOSITE DOOR AND FRONT CLADDING
- VIEWING ESSENTIAL
-

Entrance Hallway

New Composite front door, Stairs rising to the first floor, radiator, doors to lounge and kitchen.

Lounge

3.95 m x 3.17 m (13'0" x 10'5")
UPVC window to front aspect, feature fireplace, radiator, laminate flooring, tv point, opening to dining room.

Dining Room

3.29 m x 2.72 m (10'10" x 8'11")
UPVC patio door to rear aspect, radiator, laminate flooring, door to kitchen.

Kitchen

3.65 m x 2.26 m (12'0" x 7'5")
UPVC door to rear aspect, UPVC window to side aspect, fitted kitchen with base and wall units, sink unit, part tiled walls, integrated eye level double oven, hob and extractor, space for tall fridge freezer, plumbing for washing machine, tiled flooring.

First floor landing

UPVC window to side aspect, doors to bedrooms and bathroom, loft access point.

Bedroom One

3.08 m x 4.02 m (10'1" x 13'2")
UPVC window to front aspect, radiator, feature wood panelling to one wall.

Bedroom Two

3.03 m x 3.30 m (9'11" x 10'10")
UPVC window to rear aspect, radiator, storage area.

Bedroom Three

3.00 m x 1.97 m (9'10" x 6'6")
UPVC window to front aspect, radiator, over stairs storage cupboard.

Bathroom

UPVC window to rear aspect, three piece suite comprising of walk in double shower, WC and pedestal hand wash basin, PVC panelling and part tiled walls, heated towel rail, vinyl flooring.

Outside

To the front is ample off street parking, lawned area, double gates leading to further parking area and single detached garage.

To the rear is a good sized garden, with patio seating area, lawned garden, mature shrubs and borders.

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 letroplex ©2025

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.