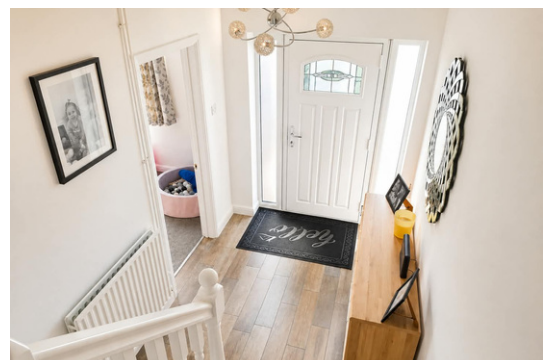


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Chatsworth Crescent, Ambergate, Belper, Derbyshire , DE56 2FD **£280,000**



FEATURES:

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS ENTRANCE HALL
- IMPRESSIVE L-SHAPED DINING KITCHEN
- NO UPWARD CHAIN
- VERSATILE FOURTH BEDROOM/OFFICE
- SOLID OAK INTERNAL DOORS
- LARGE REAR PATIO AND GARDEN
- FULLY EQUIPPED GARDEN ROOM/MANCAVE
- REINFORCED ROOFTOP TERRACE WITH SPIRAL STAIRCASE
- CHILDREN'S PLAY AREA AND FURTHER GARDEN

COUNCIL TAX BAND: B EPC RATING: C

Entrance Hall

Walking through the entrance door, you are welcomed into a spacious entrance hallway providing access to the principal ground floor accommodation, with stairs rising to the first floor.

The hallway benefits from attractive tiled flooring, a radiator, ceiling light and useful understairs storage cupboard. Doors lead through to the lounge and impressive dining kitchen.

Lounge

3.38 m x 4.44 m (11'1" x 14'7")

A generous and welcoming reception room featuring a carpeted floor, radiator and attractive ring-style chandelier. A window to the front elevation provides plenty of natural light. The room offers excellent space for a range of living room furniture and creates a comfortable main reception space for the family.

L Shaped Dining Kitchen

6.49 m x 5.45 m (21'4" x 17'11")

The heart of the home is undoubtedly the impressive L-shaped dining kitchen, providing an excellent combination of cooking, dining and family space. The kitchen is fitted with a comprehensive range of wall and floor-mounted cupboards and drawers, complemented by work surfaces over. There is a one-and-a-half bowl sink with mixer tap, space and plumbing for a washing machine, dishwasher and tumble dryer, together with space for a double fridge freezer. The kitchen benefits from a separate oven and grill, separate hob with extractor fan over, wine racks and excellent storage provision. Two sets of windows overlook the rear patio and garden, flooding the kitchen with natural light. The adjoining dining area provides ample room for a good-sized dining table and chairs, with two radiators and a door leading directly onto the rear patio, making this an ideal space for both everyday family life and entertaining.

First Floor Landing

The carpeted staircase rises to the first floor landing, which provides access to all four bedrooms and the family bathroom.

Master Bedroom

3.41 m x 3.39 m (11'2" x 11'1")

The principal bedroom is a spacious double bedroom with carpeted flooring, radiator and window overlooking the front elevation. There is ample space for a double bed and a range of bedroom furniture.

Bedroom Two

3.37 m x 2.96 m (11'1" x 9'9")

A well-proportioned double bedroom featuring carpeted flooring, radiator and window overlooking the front elevation. The room also benefits from a useful additional nook, currently utilised for storage.

Bedroom Three

2.66 m x 2.45 m (8'9" x 8'0")

A further good-sized bedroom featuring carpeted flooring, radiator and window overlooking the rear garden.

Bedroom Four \ Home Office

1.52 m x 3.71 m (5'0" x 12'2")

Currently utilised as a home office. The room features a radiator and side-facing window overlooking the patio and outside space. The room could be used as a bedroom, home office, dressing room or hobby space depending on the purchaser's requirements.

Family Bathroom

The family bathroom comprises a WC, wash hand basin with useful storage unit beneath and a fitted bath with an electric shower over.

The room also benefits from a heated towel radiator and rear-facing window providing natural light.

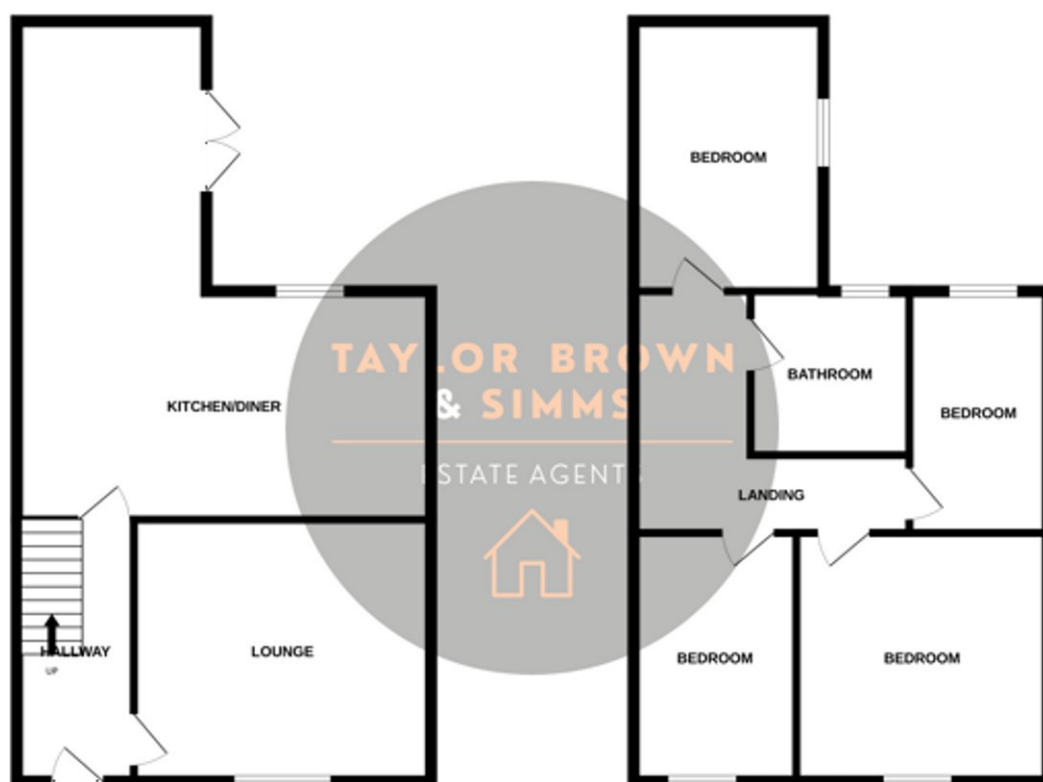
Outside

To the front of the property is off-road parking for a small vehicle and steps leading to the entrance door, alongside gated access to the rear garden. The rear garden is a real highlight, featuring a large paved patio ideal for outdoor seating and entertaining, together with a fantastic fully equipped garden room/mancave. A spiral staircase leads to the reinforced garden room roof, creating a further usable outdoor space, with access beyond to the mainly lawned garden and children's play area. The sellers have made excellent use of the available space, creating a versatile garden perfect for relaxing, entertaining and family life.

Garden Room / Man Cave

6.68 m x 3.94 m (21'11" x 12'11")

The garden room/mancave is fitted with electricity, sink, worktops, fitted units, bar area, built in double fridge freezer. It benefits from bi-fold doors, leading onto the patio making it the perfect space to hold gatherings and outdoor entertaining. This truly is a fantastic addition to the property and offers enormous flexibility as an entertaining space, home office, games room, hobby room or simply somewhere to enjoy time with family and friends.



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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