

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

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Aldreds Lane, Heanor, Derbyshire , DE75 7HG**  
**£245,000**



**FEATURES:**

- THREE BEDROOMS
- DETACHED FAMILY HOME
- GOOD SIZED CORNER PLOT
- DOUBLE GARAGE
- AMPLE OFF STREET PARKING
- NO UPWARD CHAIN
- IDEAL FAMILY HOME
- CLOSE TO TRANSPORT LINKS
- VIEWING ESSENTIAL
- CONSERVATORY TO REAR

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

#### **Entrance Hallway**

Stairs rising to the first floor, vinyl flooring, doors to lounge, bathroom, kitchen.

#### **Lounge**

4.27 m x 5.01 m (14'0" x 16'5")  
UPVC bay window to front aspect, UPVC window to side aspect, feature fireplace with log burner, radiator.

#### **Bathroom**

UPVC window to side aspect, three piece suite comprising of P shaped panelled bath with shower above and shower screen, WC, pedestal hand wash basin, PVC cladding to walls, heated towel rail, vinyl flooring.

#### **Kitchen**

4.43 m x 2.57 m (14'6" x 8'5")  
UPVC window to side aspect, fitted kitchen with base and wall units, sink unit, plumbing for washing machine, cooker, fridge, vinyl flooring, UPVC door to conservatory.

#### **Conservatory**

2.42 m x 2.81 m (7'11" x 9'3")  
UPVC built with UPVC doors to side and rear aspect, large storage / pantry cupboard, plumbing for washing machine, vinyl flooring.

#### **First floor landing**

Two UPVC windows to rear aspect, doors to bedrooms.

#### **Bedroom One**

4.62 m x 4.00 m (15'2" x 13'1")  
UPVC window to side aspect, UPVC bay window to front aspect, fitted wardrobes/ storage to one wall, over stairs storage cupboard, radiator.

#### **Bedroom Two**

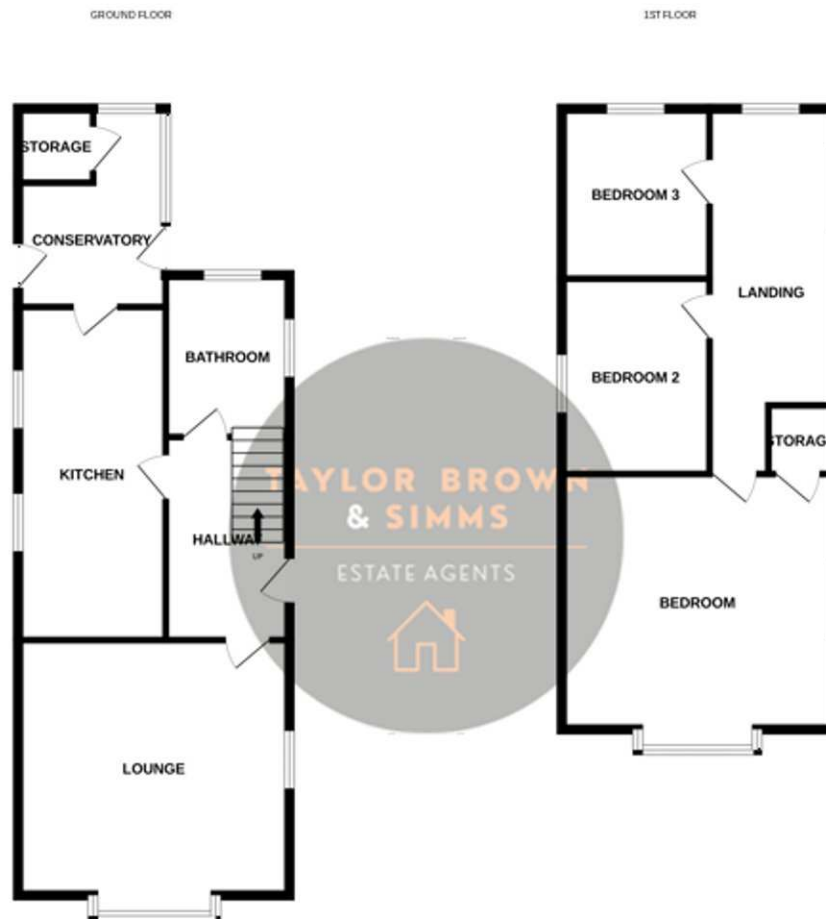
2.97 m x 2.59 m (9'9" x 8'6")  
UPVC Window to side aspect, radiator, storage cupboard.

#### **Bedroom Three**

2.70 m x 1.95 m (8'10" x 6'5")  
UPVC window to side aspect, radiator, wall mounted boiler.

#### **Outside**

To the side of the property is a double detached garage with up and over door to the front and pedestrian door to the side. There is a large lawned area with mature shrubs and borders, driveway providing ample off street parking. To the front is a further lawned area. To the rear is a paved patio area which is enclosed.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. 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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