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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Stainsby Avenue, Heanor , DE75 7EL
£230,000



FEATURES:

- EXTENDED SEMI-DETACHED
- OPEN PLAN LOUNGE AND DINING AREA
- KITCHEN WITH BREAKFAST BAR
- GROUND FLOOR WC
- MODERN FITTED SHOWER ROOM
- LARGER THAN AVERAGE REAR GARDEN
- DETACHED GARAGE WITH STORAGE/WORKSHOP SPACE
- DRIVEWAY PROVIDING AMPLE OFF STREET PARKING
- WALKING DISTANCE TO SHIPLEY COUNTRY PARK
- ON BUS ROUTE AND CLOSE TO TOWN CENTRE

This extended three-bedroom semi-detached home clearly shows the care and attention of a well-loved family, with spacious, practical living areas, a generous garden, and thoughtful storage throughout. It's now ready to welcome its next chapter with a new family, offering the perfect canvas for future memories. Situated in a popular residential area of Heanor, the property benefits from a regular bus route, is just a short walk from the town centre, and lies close to the beautiful Shipley Country Park, making it ideal for families seeking convenience, outdoor recreation, and community living

Entrance Hall

Entered via a UPVC double glazed entrance door with laminate flooring, central heating radiator, stairs rising to the first floor and useful under stairs storage cupboard.

Sitting Room

3.72 m x 3.40 m (12'2" x 11'2")
A well proportioned reception room positioned to the front elevation with double glazed window and central heating radiator.

Open Plan Lounge and Dining Area

6.82 m x 3.68 m (22'5" x 12'1")

Dining Area

3.36 m x 2.57 m (11'0" x 8'5")
Having laminate flooring, radiator and double glazed window overlooking the rear garden.

Bedroom One

3.99 m x 3.66 m (13'1" x 12'0")
A generous double bedroom with a

combination central heating boiler, double glazed window to the rear elevation and central heating radiator.

Kitchen

5.87 m x 2.15 m (19'3" x 7'1")
Fitted with a range of wall and base units with work surfaces over and breakfast bar, inset sink and drainer, built-in electric oven, inset gas hob with extractor hood, space for appliances, splashback tiling, laminate flooring, central heating radiator, extractor fan, two double glazed windows to the side elevation and double glazed door providing access to the rear garden.

Downstairs WC

Fitted with low flush WC, laminate flooring and double glazed window to the side elevation.

Lounge Area

3.99 m x 3.68 m (13'1" x 12'1")
A spacious living area featuring an Adams style fire surround with marble effect back and hearth with inset gas fire, open plan to the dining area creating an excellent family and entertaining space.

First Floor Landing

Spacious landing with double glazed window to the side elevation and loft access via pull down ladder. Loft is well insulated, boarded and has light.

Bedroom Two

3.66 m x 3.88 m (12'0" x 12'9")
A further spacious double bedroom with fitted wardrobes, double glazed window to the front elevation and central heating radiator.

2.17 m x 2.10 m (7'1" x 6'11")

Ideal as a single bedroom, nursery or home office with built-in desk and overhead storage cupboards, double glazed window to the front elevation and central heating radiator.

Shower Room

Modern three piece suite comprising walk-in shower cubicle, vanity unit with inset wash basin and storage cupboards, low flush WC with concealed cistern, tiled walls and flooring, towel rail radiator, recessed spot lighting, extractor fan and double glazed window to the rear elevation.

Outside

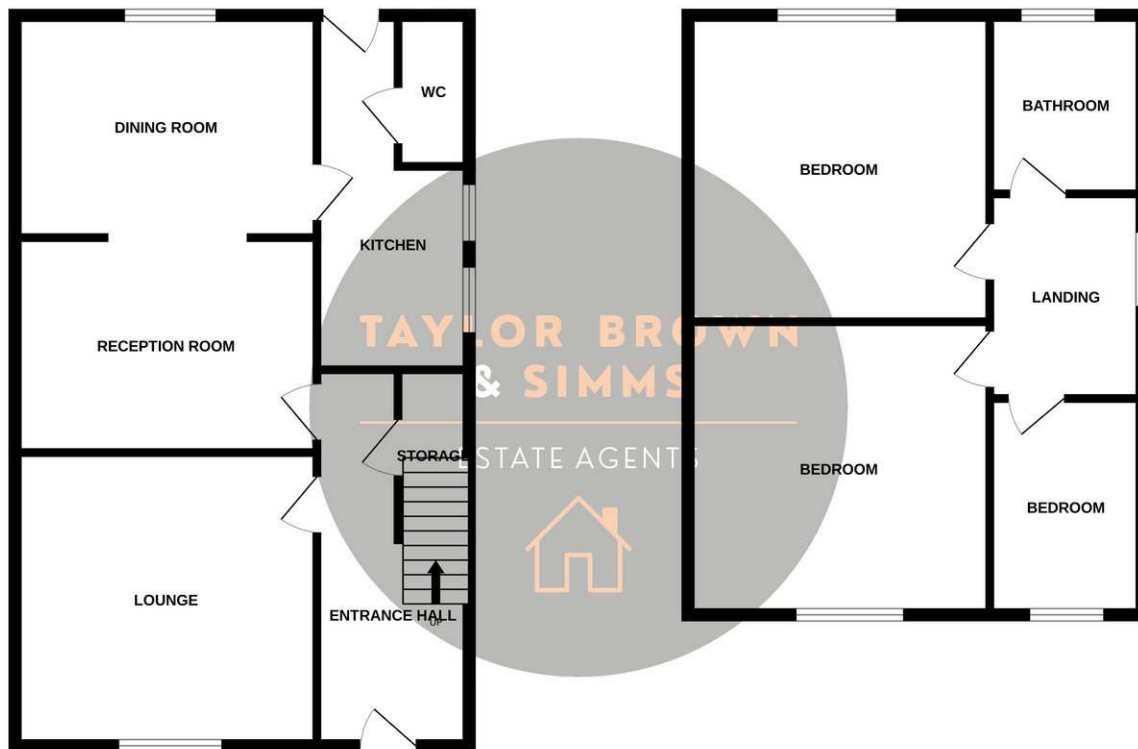
To the front of the property is a block paved driveway providing off road parking for several vehicles with gated side access leading to

the rear of the property and detached garage.

The rear of the property benefits from a larger than average enclosed garden featuring lawn, two spacious block paved patio areas, raised decked seating areas, greenhouse and two storage sheds, providing an excellent outdoor entertaining and family space.

Detached Garage

Garage has been divided into two sections providing excellent storage and workshop space. The rear section measures approximately 5.34m x 3.15m and benefits from power, lighting, double glazed door and window to the side elevation. The front section has an up and over door with power and lighting.



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