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**TAYLOR BROWN  
& SIMMS**  
ESTATE AGENTS

## Hardy Barn, Shipley, Heanor, Derbyshire , DE75 7JA **£235,000**



### **FEATURES:**

- THREE BEDROOMS
- SEMI DETACHED
- EXTENDED PROPERTY
- OPEN PLAN KITCHEN DINER WITH ISLAND
- UTILITY ROOM
- DOWNSTAIRS ADDITIONAL BATHROOM
- NO UPWARD CHAIN
- TUCKED AWAY
- SOUGHT AFTER LOCATION
- CLOSE TO TRANSPORT LINKS

**COUNCIL TAX BAND: B EPC RATING: TBC**

## **Entrance Hallway**

Stairs rising to the first floor, radiator, laminate flooring, under stairs storage cupboard, doors to lounge and kitchen diner.

## **Lounge**

4.12 m x 3.51 m (13'6" x 11'6")

UPVC bay window to front aspect, radiator, laminate flooring, feature fireplace.

## **Kitchen Diner**

5.21 m x 3.91 m (17'1" x 12'10")

Open plan kitchen diner with modern fitted base and wall units with granite work tops and feature island with breakfast bar area, integrated appliances including double oven, hob, extractor and pop up plug sockets in the island, fridge freezer, integrated washing machine, tiled flooring, radiator, single glazed window to side aspect, opening into extension which has a dining area, utility room and downstairs additional bathroom.

## **Dining room**

2.69 m x 2.96 m (8'10" x 9'9")

UPVC french doors to rear aspect, tiled flooring, opening into utility room.

## **Utility area**

UPVC window to rear, base units with work top, space for drier, door to bathroom.

## **Bathroom**

UPVC window to side aspect, three piece suite comprising of double shower, hand wash basin, WC, tiled walls, tiled flooring, radiator.

## **First floor landing**

UPVC window to side aspect, doors to bedrooms and bathroom.

## **Bedroom One**

3.67 m x 3.82 m (12'0" x 12'6")

UPVC window to rear aspect, radiator, wardrobes.

## **Bedroom Two**

3.55 m x 3.49 m (11'8" x 11'5")

UPVC window to front aspect, radiator, wardrobes.

## **Bedroom Three**

2.88 m x 1.98 m (9'5" x 6'6")

UPVC window to front, radiator, wardrobes

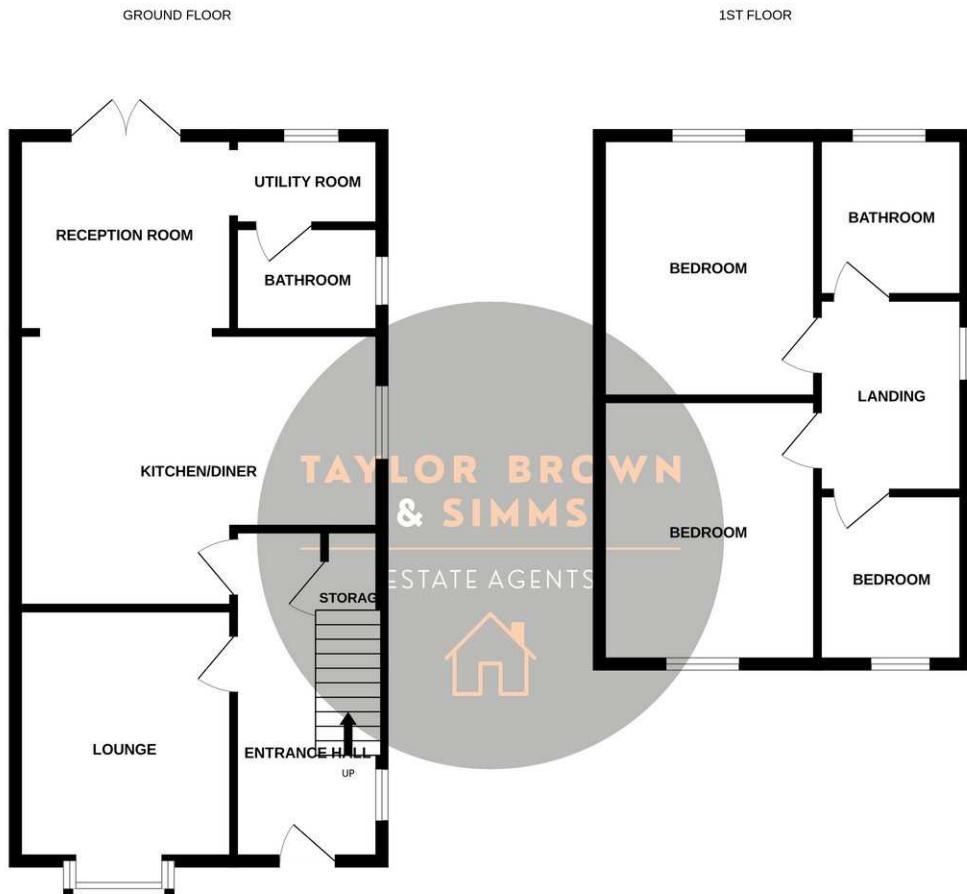
## **Bathroom**

UPVC window to rear aspect, three piece suite comprising of P shaped bath with shower above and shower screen, WC and hand wash basin with vanity unit, tiled walls, tiled flooring, towel rail.

## **Outside**

To the front of the property is off street parking for two cars, with gated access to the side to the rear garden.

To the rear is a enclosed garden with patio area, lawned garden, shrubs and borders and being enclosed via panelled fencing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, no measurements of doors, windows, rooms or any other items are guaranteed. 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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