

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

**TAYLOR BROWN
& SIMMS**
ESTATE AGENTS

**Miller Drive, Heanor, Derbyshire , DE75 7NT
Offers Over £450,000**



FEATURES:

- SHIPLEY LAKESIDE DEVELOPMENT
- FOUR GOOD SIZED BEDROOMS
- DETACHED FAMILY HOME
- AMPLE OFF STREET PARKING
- DRESSING AREA AND EN SUITE TO MASTER BEDROOM
- OPEN PLAN KITCHEN DINER
- UTILITY ROOM
- LANDSCAPED GARDENS
- LAKE VIEWS



COUNCIL TAX BAND: D EPC RATING: B

Entrance Hallway

Stairs rising to the first floor, doors to lounge, kitchen diner, garage, under stairs storage cupboard, radiator. Feature panelling to walls.

Lounge

5.23 m x 3.25 m (17'2" x 10'8")

UPVC bay window to front aspect, radiator, feature modern fire which has been inset into the wall, tv point.

Kitchen Diner

6.53 m x 4.19 m (21'5" x 13'9")

UPVC window and french doors to rear aspect, radiator, fitted kitchen with base and wall units, upgraded sink unit, integrated eye level oven, hob and extractor above, integrated fridge freezer and dishwasher, opening to utility room, radiator, spot lighting, feature lighting.

Utility Room

Door to rear, eye level units, work surface with plumbing for washing machine and space for drier, radiator, door to downstairs WC.

Downstairs WC

Two piece modern suite with WC and hand wash basin, part tiled walls, radiator, UPVC window to side.

First floor landing

Spacious and light landing with UPVC window to front, doors to bedrooms and bathroom.

Bedroom One

3.35 m x 3.17 m (11'0" x 10'5")

UPVC window to rear aspect, radiator, tv point, door to en suite, and opening to dressing area. Air

Dressing area

2.21 m x 1.65 m (7'3" x 5'5")

Mirrored wardrobes to one wall, spot lighting.

En Suite

UPVC window to side, three piece suite comprising of double shower cubicle, WC and hand wash basin, radiator, fully tiled walls, extractor fan, shaving point.

Bedroom Two

4.62 m x 3.15 m (15'2" x 10'4")

UPVC window to rear aspect, fitted wardrobes, radiator.

Bedroom Three

UPVC window to front aspect, radiator.

Bedroom Four

3.33 m x 3.17 m (10'11" x 10'5")

UPVC window to front, radiator.

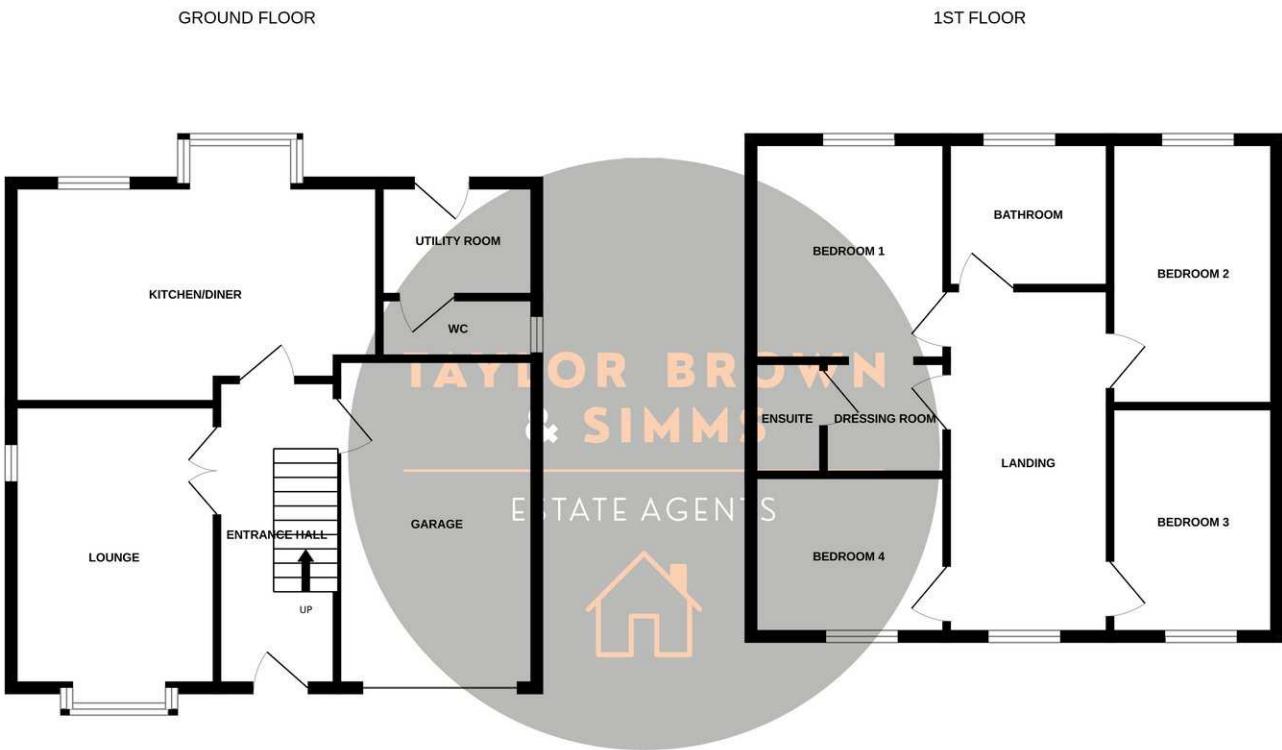
Bathroom

Four piece suite comprising of panelled bath, shower cubicle, WC and pedestal hand wash basin, radiator, fully tiled walls, UPVC window.

Outside

To the front is a lawned garden with barked borders with shrubs, block paved driveway providing ample off street parking and leading to a single garage. Gated access to the side leading to the rear garden.

To the rear of the property is a landscaped garden, paved patio area, decking area, lawned garden, being enclosed via panelled fencing, yet with beautiful views looking over Shipley Lakeside and



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 Metropix ©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.