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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Sycamore Gardens, Heanor, DE75 7WD Offers Over £400,000



FEATURES:

- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- CORNER PLOT
- GOOD SIZED LOW MAINTENANCE GARDENS WITH OUTBUILDING AND BAR
- LARGE KITCHEN DINER
- UTILITY ROOM PLUS OFFICE / GYM
- NO UPWARD CHAIN
- EN SUITE TO MASTER BEDROOM
- OFF STREET PARKING
- CLOSE TO OUTSTANDING SCHOOLS

COUNCIL TAX BAND: D EPC RATING: C

Entrance Hallway

Stairs rising to the first floor, tiled flooring, doors to lounge, kitchen and downstairs WC.

Lounge

5.22 m x 3.97 m (17'2" x 13'0")
UPVC window to front aspect, UPVC window to side aspect, tv point, laminate flooring.

Downstairs WC

Two piece suite comprising of WC and pedestal hand wash, radiator, tiled flooring.

Kitchen Diner

6.19 m x 4.69 m (20'4" x 15'5")
UPVC patio door to rear, UPVC window to rear, beautifully fitted large family kitchen diner with base and wall units, work top with upstands, eye level double oven, hob and extractor above, integrated fridge freezer, integrated dishwasher, tiled flooring, radiator, door to utility room, under stairs storage cupboard.

Utility Room

2.68 m x 1.67 m (8'10" x 5'6")
UPVC door to rear aspect, base and wall units with work top, sink unit, plumbing for washing machine (washing machine is open to negotiations) opening to gym/office, tiled flooring.

Office/Gym

3.00 m x 2.63 m (9'10" x 8'8")
Laminate flooring

First Floor Landing

Spacious landing, with doors to bedrooms, bathroom and airing cupboard, UPVC window to side aspect.

Master Bedroom

4.00 m x 3.86 m (13'1" x 12'8")
UPVC window to front, UPVC french doors

with Juliette balcony, wardrobes (open to negotiation) radiator, laminate flooring, door to en suite.

En Suite

UPVC window to front aspect, three piece suite comprising of double shower, WC and pedestal hand wash basin, part tiled walls, radiator.

Bedroom Two

3.59 m x 3.36 m (11'9" x 11'0")
UPVC window to front aspect, radiator, fitted wardrobes.

Bedroom Three

3.92 m x 3.64 m (12'10" x 11'11")
UPVC window to rear aspect, radiator, (wardrobes open to negotiations).

Bedroom Four

2.95 m x 3.70 m (9'8" x 12'2")
UPVC window to rear aspect, radiator, (wardrobes, open to negotiations)

Bathroom

UPVC window to rear aspect, four piece suite comprising of panelled bath, double shower cubicle, WC and pedestal hand wash basin, part tiled walls, radiator.

Outside

To the front of the property is ample off street parking, gated access leading to the side of the property.

The garage has been partially converted to make the gym/ office, but there is still room at the front for storage with access via up and over door.

To the rear of the property is a paved patio seating area, artificial lawn, fantastic outbuilding, bar area, being enclosed via panelled fencing, mature shrubs and borders.

To the side of the property is a good sized further paved area.

GROUND FLOOR

1ST FLOOR



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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