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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Peatburn Avenue, Heanor, Derbyshire , DE75 7RL
£375,000



FEATURES:

- POPULAR RESIDENTIAL LOCATION
- FOUR DOUBLE BEDROOMS ALL WITH FITTED WARDROBES
- EN SUITE TO MASTER BEDROOM
- TWO RECEPTION ROOMS
- FITTED MODERN KITCHEN
- GARAGE AND AMPLE OFF STREET PARKING
- CLOSE TO OUTSTANDING SCHOOL
- CLOSE TO LOCAL AMENITIES
- DOWNSTAIRS WC
- SHOW HOME CONDITION THROUGHOUT

COUNCIL TAX BAND: D EPC RATING: B

Entrance Hallway

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

Lounge

5.90 m x 3.37 m (19'4" x 11'1")
UPVC bay window to front aspect, two radiators, laminate flooring, tv point, feature fireplace with electric fire, door to dining room.

Dining Room

3.29 m x 2.78 m (10'10" x 9'1")
UPVC patio door to rear aspect, laminate flooring, radiator, door to kitchen.

Kitchen Diner

4.55 m x 3.75 m (14'11" x 12'4")
Two UPVC windows to rear aspect, UPVC door to side aspect, a modern high gloss kitchen with base and wall units with sink unit, integrated oven, hob and extractor above, space for American style fridge freezer, boiler which has been replaced around 1 year ago, laminate flooring, radiator.

Downstairs WC

Two piece suite comprising of WC and hand wash basin, wood panelling to walls, radiator.

First floor landing

UPVC window to front, storage cupboard, doors to bedrooms and bathroom, radiator.

Bedroom One

3.37 m x 3.24 m (11'1" x 10'8")
Two UPVC windows to front aspect, radiator, wardrobes.

En suite

UPVC window to side aspect, three piece suite comprising of shower cubicle, WC and hand wash basin set in a vanity unit, wood panelling to walls, radiator.

Bedroom

2.64 m x 3.09 m (8'8" x 10'2")
UPVC window to front aspect, radiator, wardrobe, laminate flooring.

Bedroom

3.32 m x 2.82 m (10'11" x 9'3")
UPVC window to rear aspect, radiator, wardrobes, laminate flooring.

Bedroom

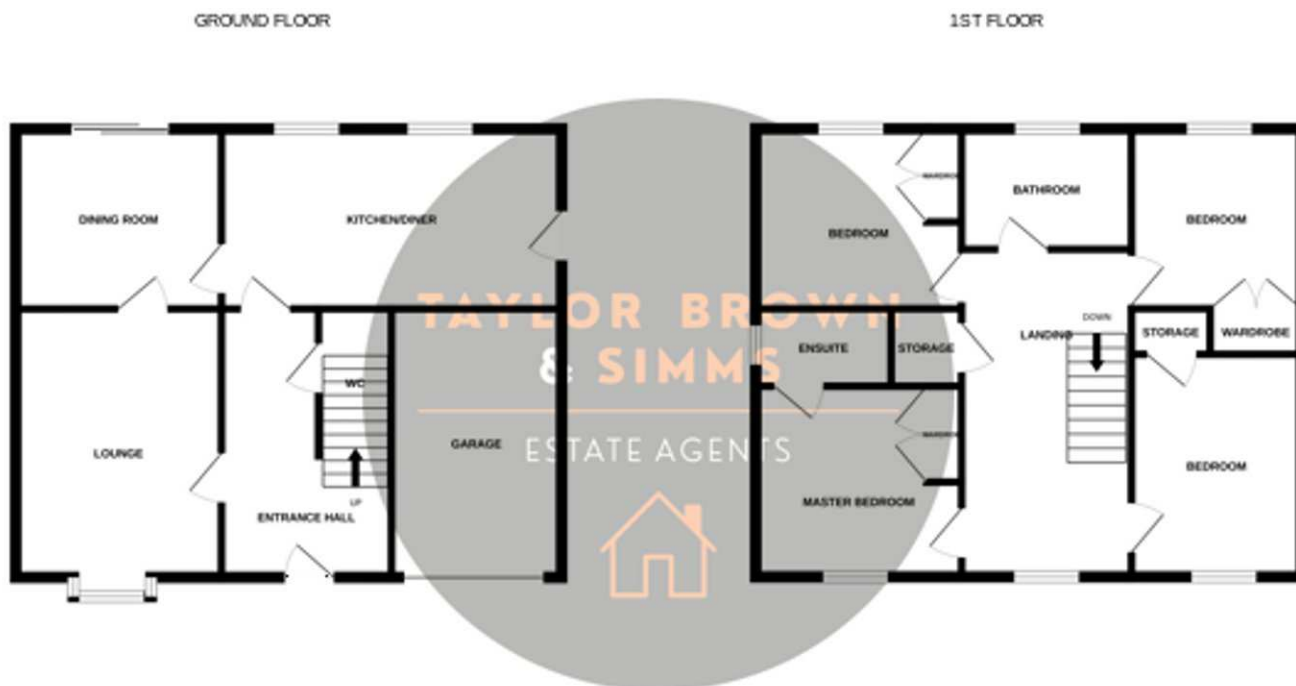
3.48 m x 2.85 m (11'5" x 9'4")
UPVC window to rear aspect, radiator, laminate flooring, wardrobes.

Bathroom

UPVC window to rear aspect, three piece suite comprising of panelled bath with shower above and shower screen, WC, pedestal hand wash basin, tiled walls, heated towel rail.

Outside

To the front of the property is pressed concrete driveway with single garage which has power and light connected and plumbing for washing machine and side pedestrian door. There is a side gate leading to the rear garden. To the rear of the property is a paved patio seating area with gravelled decoration and shrubs, steps down to a lawn garden with mature shrubs and borders and being enclosed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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