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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Hazel Close, Heanor, Derbyshire , DE75 7UB £260,000



FEATURES:

- STUNNING SHOW HOME CONDITION
- DETACHED BUNGALOW
- TWO BEDROOMS
- RENOVATED THROUGHOUT
- CUL DE SAC LOCATION
- CLOSE TO TRANSPORT LINKS AND AMENITIES
- MODERN FITTED KITCHEN DINER AND BATHROOM
- CONSERVATORY
- REAR GARDEN
- AMPLE OFF STREET PARKING

COUNCIL TAX BAND: C EPC RATING: D

Entrance hallway
laminated flooring, radiator, doors to all rooms.

Kitchen
2.78 m x 3.85 m (9'1" x 12'8")
Two UPVC windows to front and side aspect, new fitted kitchen comprising of base and wall units, sink unit, integrated oven, hob and extractor above, laminated flooring, radiator, cupboard housing the boiler.

Lounge
5.70 m x 3.18 m (18'8" x 10'5")
Radiator, doors to dining room.

Bedroom One
3.86 m x 3.31 m (12'8" x 10'10")

UPVC window to front aspect, new carpet, radiator.

Bedroom Two
2.71 m x 2.48 m (8'11" x 8'2")
UPVC window to side aspect, new carpet, radiator.

Conservatory
2.58 m x 4.73 m (8'6" x 15'6")
UPVC built with UPVC french doors to rear aspect, radiator.

Outside
To the front of the property is ample off street parking with access to the rear garden.
To the rear of the property is an enclosed garden with patio areas.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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 is given as to their operability or efficiency can be given.
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