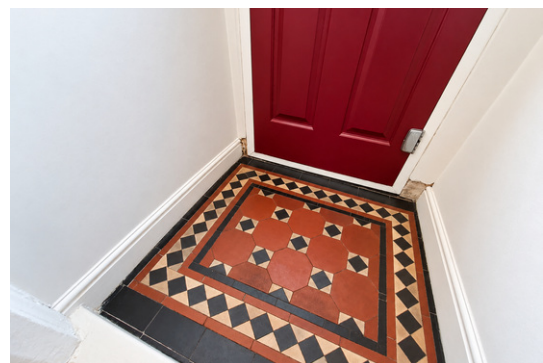


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Fletcher Street, Heanor, Derbyshire , DE75 7PG **£235,000**



FEATURES:

- IMPRESSIVE THREE BEDROOM FAMILY HOME
- THREE BEDROOMS WITH EN-SUITE SHOWER ROOMS
- VERSATILE LOFT ROOM WITH EN-SUITE
- CHARACTER FEATURES THROUGHOUT
- SOLID WOOD FLOORING AND OAK DOORS
- OPEN-PLAN LIVING & DINING ROOM
- FITTED KITCHEN & SEPARATE UTILITY ROOM
- CONSERVATORY
- ENCLOSED REAR GARDEN WITH DECKING AND PATIO
- TWO SUN TUNNELS TO FIRST FLOOR LANDING

Entrance Porch

The property is entered via a front UPVC entrance door into the entrance porch, which retains its original tiled flooring. An oak and glazed door then leads through into the entrance hall.

Entrance Hall

The welcoming entrance hall features solid wood flooring, an original archway, radiator and stairs rising to the first floor. Door leading through to the open-plan living and dining area.

Lounge Area

3.65 m x 3.57 m (12'0" x 11'9")

The spacious lounge area benefits from the continuation of solid wood flooring from the entrance hall. A bay window to the front provides an excellent source of natural light, while there is also a radiator and attractive cornicing surrounding the ceiling light point. There is also an log burner that can be included in the sale under separate negotiation. The lounge flows naturally through into the adjoining dining space, creating an excellent area for both everyday family life and entertaining.

Dining Area

3.70 m x 3.69 m (12'2" x 12'1")

The dining area continues with the solid wood flooring and features a radiator, useful understairs storage and cornicing surrounding the ceiling light point. Double patio doors provide direct access onto the rear garden, creating a lovely connection between the indoor and outdoor entertaining spaces.

Kitchen

range of wall and base units with work surfaces over, incorporating a five-ring hob with extractor fan above, double oven, one-and-a-half bowl sink with mixer tap and drainer, integrated dishwasher and breakfast bar area. There is a window overlooking the side, radiator, ceiling spotlights and additional lighting beneath the wall units. The solid wood flooring continues through from the adjoining accommodation.

Utility Room

3.37 m x 2.62 m (11'1" x 8'7")

A door leads from the kitchen into the separate utility room, where the solid wood flooring continues. The room is fitted with a further range of wall and base units with work surface over, one-and-a-half bowl sink with mixer tap and drainer, side-facing window and a large system boiler. The system boiler has a separate hot water tank meaning that it can supply hot water instantly and you can use multiple water sources at once without losing pressure - perfect for the many bathrooms. The utility room also provides further access to the conservatory and family bathroom.

Family Bathroom

Step down into the bathroom from the utility area, the family bathroom has tiled flooring and tiled walls and comprises a WC, wash hand basin and bath with bath shower mixer tap. There is a window to the side and heated towel rail.

Conservatory

2.46 m x 2.32 m (8'1" x 7'7")

enjoys views over the rear garden and surrounding area. The room features tiled flooring, radiator and windows allowing plenty of natural light, making this a pleasant space to relax and enjoy views of the garden.

First Floor Landing

Stairs rise from the entrance hall to the first floor, where the solid wood flooring continues across the landing. Two sun tunnels provide excellent natural light, while doors lead to all three bedrooms and a further staircase rises to the loft room.

Master Bedroom

3.63 m x 3.52 m (11'11" x 11'7")

The generous master bedroom features carpet flooring, two vertical vintage-style radiators, built-in sliding wardrobes and two windows overlooking the front of the property. The room also benefits from access to its own private en-suite shower room.

En-suite

The en-suite shower room comprises a WC, wash hand basin and shower cubicle, with tiled flooring and walls and a heated towel rail.

Bedroom Two

3.51 m x 2.73 m (11'6" x 8'11")

A well-proportioned second bedroom featuring solid wood flooring, radiator, built-in sliding wardrobes and a window to the rear providing views over the surrounding area. A door leads through to the private en-suite shower room.

En-suite

Fitted with tiled flooring and walls,

WC, wash hand basin, shower cubicle and heated towel rail.

Bedroom Three

2.89 m x 3.78 m (9'6" x 12'5")

The third bedroom benefits from the continuation of the solid oak flooring, radiator, built-in wardrobes and rear-facing window providing views over the surrounding area. There is also a door leading to the private en-suite shower room.

En-suite

Fitted with tiled flooring and walls, WC, wash hand basin, shower cubicle and heated towel rail.

Loft Room

2.98 m x 4.66 m (9'9" x 15'3")

A further staircase leads to the versatile loft room, providing an excellent additional space which could be utilised for a variety of purposes, subject to any necessary permissions. The room benefits from carpet flooring, electric heater, access to a useful storage area and a rear-facing Velux window providing lovely views over the surrounding area. A door leads through to the private en-suite shower room.

Loft En-suite

The loft en-suite comprises tiled flooring and walls, WC, wash hand basin and shower cubicle.

Outside

To the front there is a walled courtyard area leading to the front door.

The rear garden is predominantly laid to decking, running alongside the property and providing an ideal space for outdoor seating and

entertaining. A few steps lead down to a patio area, with ample space for a patio table and chairs, while a mature planted border features a variety of established plants and shrubs, adding colour and greenery to the garden.

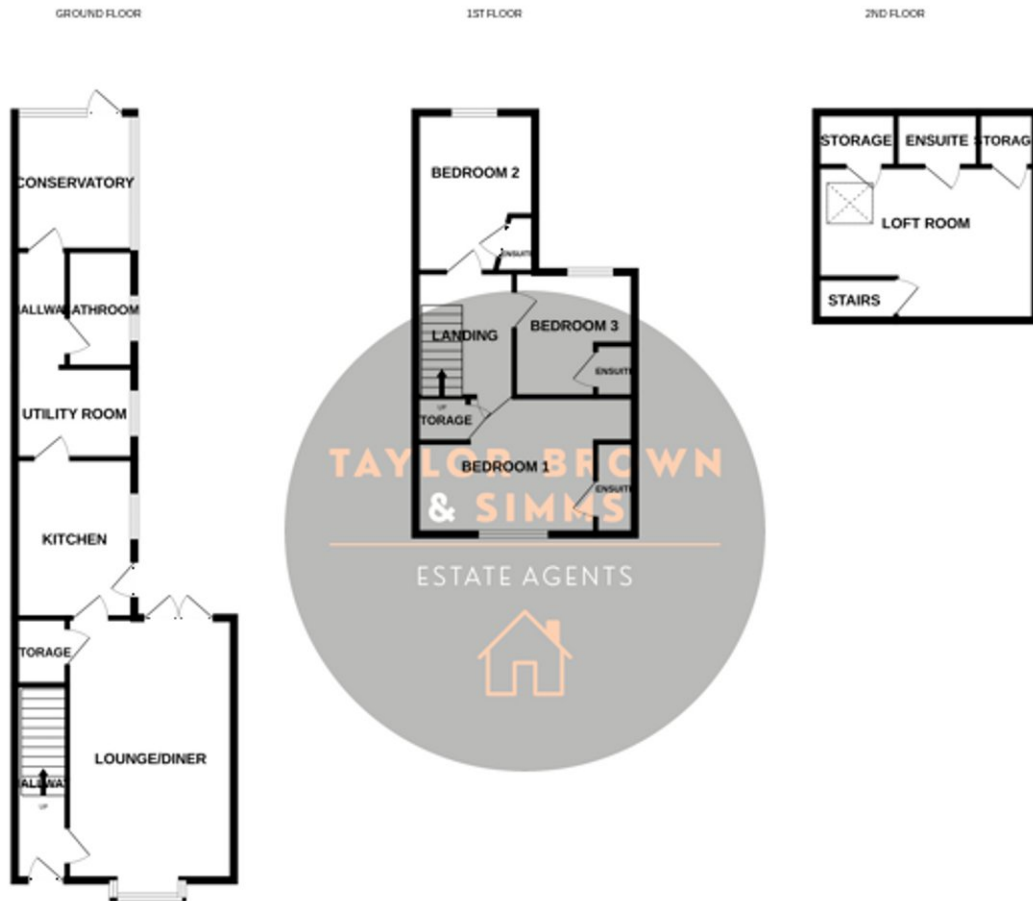
There is also a side access gate, providing a useful connection between the front and rear of the property.

The current owner also pays the council for parking spaces in the car park situated opposite the property. This may be of particular interest to prospective purchasers, with further details available upon request.

Area

Fletcher Street is situated in the established town of Heanor, conveniently positioned for walkable access to the town centre and its range of shops, supermarkets, cafés and everyday amenities. The area also benefits from a selection of local schools, bus links and easy access to neighbouring towns and the wider road network.

For those who enjoy the outdoors, Shipley Country Park is nearby, offering extensive countryside, walking routes and open spaces, while Heanor itself provides a good range of local facilities and recreational opportunities.



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 Metreplan 12/2019

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