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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Hardy Barn, Shipley, Heanor, Derbyshire , DE75 7LY **£395,000**



FEATURES:

- THREE BEDROOM COTTAGE
- PLANNING PERMISSION TO THE SIDE FOR DETACHED DWELLING
- RENOVATED THROUGHOUT
- NEW FITTED KITCHEN
- NEW FITTED UTILITY ROOM
- DOWNSTAIRS WC
- GOOD SIZED LOUNGE
- NEW FITTED EN SUITE TO MASTER BEDROOM
- NEW FITTED BATHROOM
- VIEWING ESSENTIAL TO SEE THIS GREAT OPPORTUNITY

Dining Area

6.11 m x 3.70 m (20'1" x 12'2")

Entrance Via UPVC door leading to open plan kitchen diner, the dining area has UPVC bay window to front and UPVC window to side aspect, radiator, laminate flooring, opening to kitchen area and lounge.

Kitchen Area

UPVC Window to side, fitted kitchen with newly fitted base and wall units with sink unit, integrated fridge freezer, cooker with five ring hob and extractor above, laminate flooring, opening to utility room.

Utility Room

3.22 m x 2.19 m (10'7" x 7'2")

UPVC Window and UPVC door to rear aspect, base and wall units with work top, plumbing for washing machine, laminate flooring, door to office and door to downstairs WC.

Downstairs WC

UPVC window to rear aspect, two piece suite comprising of WC, hand wash basin with vanity unit, wall mounted gas boiler, laminate flooring, radiator.

Office

2.05 m x 2.55 m (6'9" x 8'4")

UPVC Window to rear aspect, window looking into the lounge, radiator, laminate flooring.

Lounge

6.06 m x 3.51 m (19'11" x 11'6")

UPVC bay window to front aspect, feature log burner, laminate flooring, feature radiator, stairs rising to the first floor.

First floor landing

Bedroom One

3.77 m x 3.71 m (12'4" x 12'2")

UPVC window to front, radiator, new carpet, door to en suite.

En Suite

Modern shower room with three piece suite comprising of double shower cubicle with modern shower screen, WC and hand wash with vanity unit below, radiator, part tiled walls, laminate flooring.

Bedroom Two

3.73 m x 2.73 m (12'3" x 8'11")

UPVC window to front aspect, radiator, storage.

Bedroom Three

2.68 m x 2.19 m (8'10" x 7'2")

UPVC window to rear aspect, radiator, new carpet.

Bathroom

UPVC window to rear aspect, three piece suite comprising of panelled bath, WC and hand wash basin with vanity unit, part tiled, laminate flooring, radiator, shelving unit.

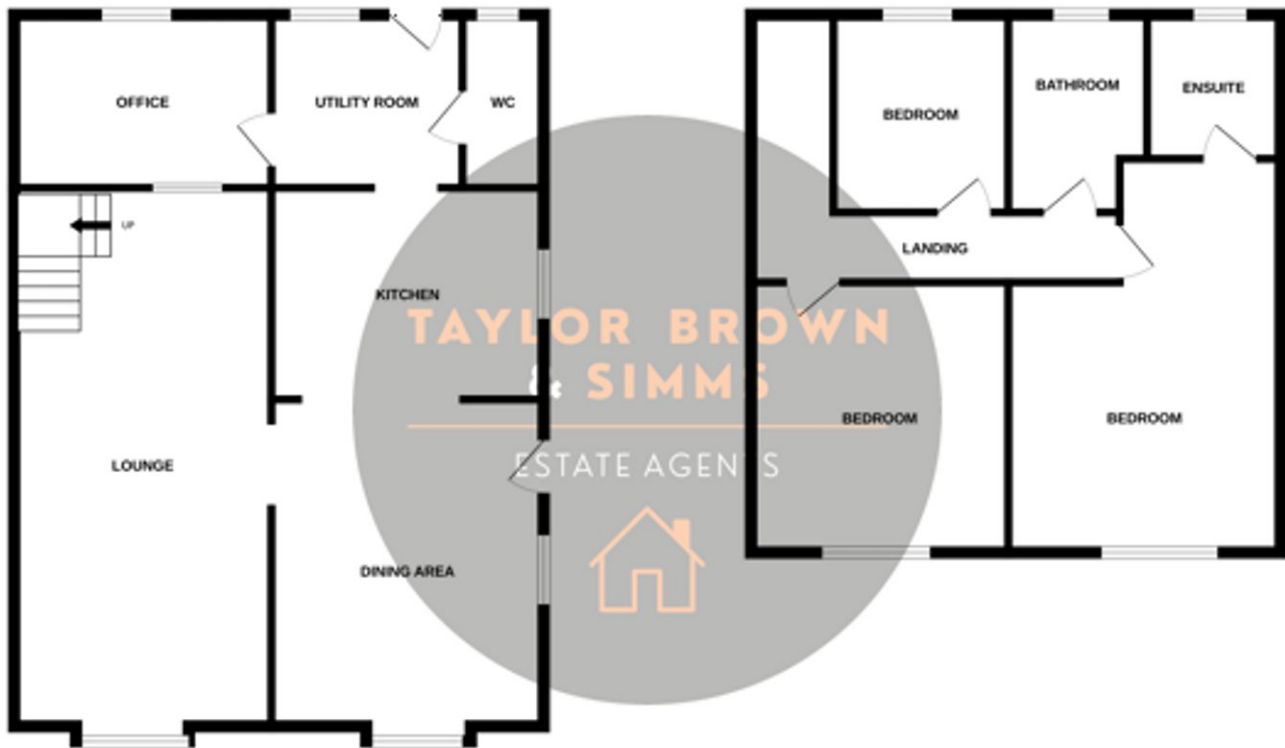
Outside

WOW, this property has so much to offer externally, the garden is currently sectioned off for the cottage to have the landscaped garden with lawned area, patio area and brick built outbuilding and being enclosed via panelled fencing with gated access leading to the front.

To the side is a large piece of land which currently has planning permission for detached dwelling. This can also be kept as a large garden if required with ample off street parking - or space for motor home / caravan. The vendor is open

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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