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TAYLOR BROWN & SIMMS
ESTATE AGENTS

England Crescent, Heanor, Derbyshire , DE75 7BE
£233,000











FEATURES:

- DETACHED TWO-BEDROOM BUNGALOW
- REQUIRES SOME MODERNISATION
- EXCELLENT POTENTIAL
- FLEXIBLE LIVING ACCOMMODATION
- POTENTIAL TO REINSTATE THIRD BEDROOM
- NO UPWARD CHAIN
- MODERN FITTED KITCHEN WITH GRANITE WORKTOPS
- CONSERVATORY OVERLOOKING THE GARDEN
- FAMILY BATHROOM PLUS SEPARATE WET ROOM
- PRIVATE AND ESTABLISHED REAR GARDEN

COUNCIL TAX BAND: C EPC RATING: D

Entrance Porch
The property is entered via a uPVC front door into an internal porch, with a rear-facing window allowing natural light into the space. A further uPVC door leads into the main living accommodation.

Open Plan Lounge & Dining Area
The bungalow offers a spacious open-plan lounge and dining area, providing flexible accommodation with the potential to adapt the layout to suit individual requirements.

Dining Area
2.70 m x 2.41 m (8'10" x 7'11")
Originally a third bedroom and could potentially be reinstated as a bedroom by the next purchaser, subject to any necessary works and permissions. Side facing window, radiator and light fitting.

Lounge Area
3.37 m x 4.18 m (11'1" x 13'9")
Front facing window, radiator, gas fire and light fitting. On one side of the louge you have access to the hallway providing access to the two bedrooms, bathroom and a useful storage cupboard. There is also access to the loft here. On the other side of the louge you have open access into the kitchen.

Kitchen
5.08 m x 2.70 m (16'8" x 8'10")
The modern kitchen is fitted with a range of wall and base units with granite work surfaces and matching granite upstands. There are windows to both the front and side, together with a uPVC side door providing direct access to the outside. Integrated appliances double oven, washing machine, dishwasher and fridge freezer. There is also an inset one-and-a-half bowl sink with drainer and mixer tap. Tiled flooring, ceiling spotlights and lighting beneath the wall units and kickboards. The property's combi boiler is also located within the kitchen.

Bathroom
1.84 m x 2.75 m (6'0" x 9'0")
The modern bathroom comprises a three-piece suite including a large shower cubicle, WC and wash hand basin with cupboard beneath. The walls and floor are tiled, with a side-facing window, mirror and ceiling spotlights

Bedroom One
2.81 m x 3.76 m (9'3" x 12'4")
Bedroom one has a rear-facing window overlooking the conservatory and garden, together with carpeted flooring, radiator and fitted light.

Bedroom Two
3.34 m x 2.83 m (10'11" x 9'3")
Benefiting from a rear-facing window overlooking the conservatory, together with a further side-facing window. The room has carpeted flooring, radiator and fitted light, along with a uPVC door providing direct access to the wet room.

Wet Room
2.23 m x 2.84 m (7'4" x 9'4")
The wet room is tiled to the walls and floor and comprises a shower, WC and wash hand basin, together with a heated towel radiator. There are windows to the side and rear. The direct access from bedroom

accessible accommodation.

Conservatory
3.45 m x 3.06 m (11'4" x 10'0")
The good-sized conservatory provides additional living space and benefits from plenty of natural light. There is tiled flooring, radiator, fitted light and double patio doors opening onto the rear garden. The conservatory provides a pleasant link between the main accommodation and the garden.

Outside
The property occupies a good-sized plot with gardens to both the front and rear.

To the front, a driveway provides off-road parking for approximately two vehicles. The garden is enclosed by a wall and features a lawned area with mature shrubs.

A pathway extends around the property, providing access to both sides, with two side access gates.

The rear garden offers a good degree of privacy and comprises a mixture of paved patio areas, lawn, mature trees and established shrubs. Steps lead up to a further section of garden, providing a variety of spaces to enjoy.

There is also a summer house and gated side access leading through to the garage.

The garage benefits from electricity and provides useful storage and parking facilities.

Area
England Crescent is situated within the popular Derbyshire town of Heanor, offering convenient access to a range of local amenities, shops, schools and recreational facilities.

Heanor town centre is within easy reach, whilst the surrounding area offers a variety of countryside and walking opportunities. The property is also well placed for access to the surrounding towns and major road networks, providing links towards Derby, Nottingham and beyond.

Overall, this is a spacious detached bungalow offering flexible accommodation and plenty of potential, making it an appealing option for purchasers looking for a property they can update and personalise to their own requirements.

GROUND 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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