

2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
https://taylorbrownandsimms.co.uk/

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Ontario Drive, Selston, Nottingham, Nottinghamshire , NG16 6GR**  
**Offers in excess of £220,000**



**FEATURES:**

- THREE BEDROOMS
- DETACHED FAMILY HOME
- THROUGH LOUNGE DINER
- MODERN FITTED KITCHEN
- RECENTLY REWIRED
- RECENTLY FITTED BOILER
- CUL DE SAC LOCATION
- CLOSE TO LOCAL SCHOOLS
- CLOSE TO LOCAL AMENITIES
- VIEWING ESSENTIAL



**COUNCIL TAX BAND: C EPC RATING: D**

**Entrance Hallway**  
Stairs rising to the first floor, vinyl flooring, radiator, door to lounge diner and kitchen.

**Kitchen**  
2.95 m x 2.38 m (9'8" x 7'10")  
UPVC Window to rear aspect, UPVC door to side aspect, fitted kitchen with base and wall units, belfast style sink unit, eye level integrated oven, hob and extractor above, integrated microwave, space for tall fridge freezer, wall mounted boiler which has been housed in a cupboard.

**Lounge Diner**  
6.40 m x 3.56 m (21'0" x 11'8")  
UPVC patio door to rear aspect, UPVC window to front aspect, radiator, tv point, laminate flooring, feature fireplace.

**First floor landing**  
Doors to bedrooms and bathroom, storage cupboard.

**Bedroom One**  
3.46 m x 3.01 m (11'4" x 9'11")

UPVC window to front aspect, radiator.

**Bedroom Two**  
2.88 m x 3.39 m (9'5" x 11'1")  
UPVC window to rear aspect, radiator.

**Bedroom Three**  
2.24 m x 2.39 m (7'4" x 7'10")  
UPVC window to front aspect, radiator.

**Bathroom**  
UPVC window to rear aspect, three piece suite comprising of double shower, wc and pedestal hand wash basin, PVC panelling, radiator. vinyl flooring.

**Outside**  
To the front of the property is a lawned garden with mature shrubs and tree, Off street parking.  
To the rear of the property is a lawned garden with patio area, being enclosed via panelled fencing and having many mature shrubs and borders.

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.  
Made with floorplan 5/2025

## NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.