

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

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Lowe Avenue, Smalley, Derbyshire , DE7 6LZ
£265,000



FEATURES:

- SPACIOUS TWO BEDROOM DETACHED BUNGALOW
- POPULAR SMALLEY LOCATION
- GENEROUS OPEN-PLAN LIVING/DINING KITCHEN
- TWO WELL-PROPORTIONED BEDROOMS
- SPACIOUS FOUR-PIECE BATHROOM
- GOOD-SIZED HALLWAY WITH LOFT ACCESS
- DOUBLE PATIO DOORS OPENING TO THE GARDEN
- DETACHED GARAGE AND DRIVEWAY
- GENEROUS GARDENS TO REAR AND SIDE
- FITTED SHUTTER BLINDS TO ALL WINDOWS AND PATIO DOORS

COUNCIL TAX BAND: C EPC RATING: C

Entrance Hall

Entering the property, you are welcomed into a spacious hallway with laminate flooring, radiator and useful storage cupboard. The hallway provides access to both bedrooms, the bathroom and the impressive open-plan living/dining kitchen. There is also access to the insulated loft space.

Living/Dining Kitchen

7.32 m x 4.11 m (24'0" x 13'6")

A particularly spacious and versatile room, with laminate flooring continuing from the hallway and plenty of natural light provided by two windows to the rear, together with double patio doors opening directly onto the rear garden. There is a radiator and ample space for both living and dining furniture.

The kitchen area is fitted with a range of wall and base units with work surfaces over, incorporating an oven, hob and extractor, together with a one-and-a-half bowl sink and drainer with mixer tap over. Washing machine and dishwasher along with integrated fridge freezer. Fitted shutter blinds are provided to the windows and patio doors.

Bedroom One

4.09 m x 2.89 m (13'5" x 9'6")

A well-proportioned double bedroom with carpeted flooring, radiator and window overlooking the front of the property with fitted shutter blinds.

Bedroom Two

3.03 m x 3.02 m (9'11" x 9'11")

A further well-proportioned double bedroom, again featuring carpeted flooring, radiator and window overlooking the front with fitted shutter blinds.

Bathroom

2.03 m x 2.92 m (6'8" x 9'7")

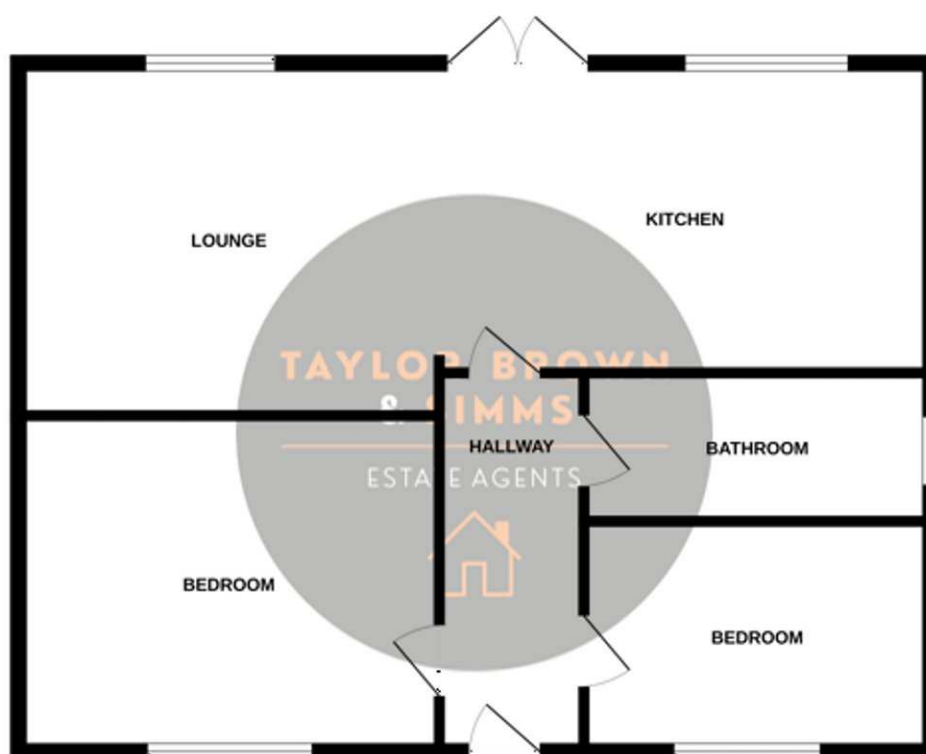
A particularly spacious four-piece bathroom, finished with tiled flooring and tiled walls. The suite comprises a WC, wash hand basin, bath with shower mixer tap and a separate enclosed shower cubicle. There is also a heated towel rail. A fitted shutter blind is provided to the window.

Outside

The property is approached via a pathway with steps leading to the front entrance. The front garden is predominantly gravelled and provides an attractive low-maintenance approach to the property. There is also a driveway providing off road parking and access to the detached garage.

The property occupies a generous plot with gardens extending around both the rear and side. The rear garden incorporates patio, decking and lawned areas, providing plenty of space for outdoor seating, entertaining and gardening. The garden continues around the side of the property, creating a good-sized plot rarely found with a bungalow. There is also a useful side access gate.

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.
Made with floorplan 12/22

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.