

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

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Blackthorn Drive, Eastwood, NG16 3RA
£185,000



FEATURES:

- THREE BEDROOM END TERRACE
- NEW CARPETS AND FRESHLY DECORATED THROUGHOUT
- BAY FRONTED LOUNGE
- OPEN PLAN KITCHEN DINER
- BREAKFAST BAR/ISLAND
- CONSERVATORY OVERLOOKING GARDEN
- BOILER FOUR YEARS OLD
- GARAGE TO REAR
- POPULAR RESIDENTIAL AREA
- PERFECT FOR FIRST TIME BUYERS

COUNCIL TAX BAND: A EPC RATING: C

Entrance Hall

A welcoming entrance hallway with newly fitted carpet, providing access to the main living accommodation and stairs rising to the first floor.

Lounge

3.34 m x 4.38 m (10'11" x 14'4")

A bright and inviting lounge featuring a bay window to the front elevation, radiator, recessed area beneath the stairs, ceiling spotlights and newly fitted carpet. The room has been freshly decorated, creating a clean and modern feel.

Kitchen/Diner

4.33 m x 3.30 m (14'2" x 10'10")

A spacious kitchen and dining area providing a sociable space for everyday family life and entertaining. The dining area is carpeted and benefits from a radiator, while the kitchen has vinyl flooring and a central breakfast bar/island. The kitchen is fitted with wall and base units, sink and drainer with mixer tap, electric oven and hob and extractor hood. Two doors, one provides access to the rear garden and one provides access into the conservatory.

Conservatory

2.85 m x 2.19 m (9'4" x 7'2")

The conservatory provides a useful additional reception space and enjoys views over the rear garden. The room is carpeted and features double doors opening directly onto the garden.

First Floor Landing

The first-floor landing provides access to all three bedrooms and the family bathroom. There is also a useful storage cupboard housing the property's boiler, which is approximately four years old.

Bedroom One

4.34 m x 2.68 m (14'3" x 8'10")

Newly fitted carpet, fresh decoration, radiator and window overlooking the rear

of the property.

Bedroom Two

3.40 m x 2.43 m (11'2" x 8'0")

A further good-sized bedroom featuring newly fitted carpet, fresh decoration and a window overlooking the front of the property.

Bedroom Three

1.80 m x 2.31 m (5'11" x 7'7")

Newly fitted carpet, fresh decoration, radiator and window overlooking the front elevation. Ideal for use as a child's bedroom, home office or dressing room.

Family Bathroom

Fitted with a bath with shower over, wash hand basin and WC, together with a radiator and extractor fan. Vinyl flooring completes the room.

Outside

To the rear is a generous and versatile garden, with a paved pathway leading from the front of the property through to the rear. The garden includes a pebbled area, lawn and stepping stones leading towards the garage, providing a good combination of entertaining and practical outdoor space.

Local Area

Blackthorn Drive is situated in a popular residential area of Eastwood, offering convenient access to a range of local amenities, including shops, schools, supermarkets, cafés and everyday facilities. The area also provides good road links towards Nottingham, Derby and surrounding towns, making it a practical location for commuters.

Eastwood also benefits from plenty of nearby green space and countryside, offering opportunities for walking and outdoor activities while still being within easy reach of local amenities.

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.