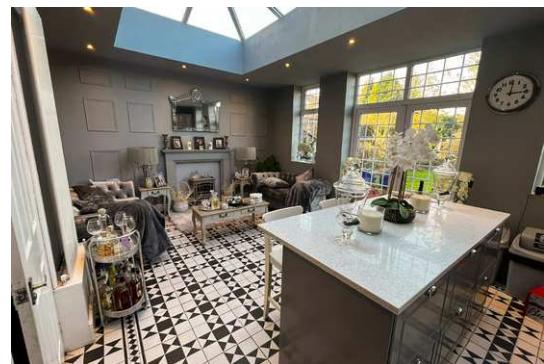


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**TAYLOR BROWN  
& SIMMS**  
ESTATE AGENTS

## Mansfield Road, Heanor, Derbyshire , DE75 7AQ **£425,000**



### **FEATURES:**

- VICTORIAN THREE STOREY HOME
- FOUR GOOD SIZED BEDROOMS
- FOUR PIECE FAMILY BATHROOM
- EXTENDED TO THE REAR TO PROVIDE LIVING SPACE
- THREE RECEPTION ROOMS
- MANY ORIGINAL FEATURES
- OFF STREET PARKING
- LANDSCAPED REAR GARDEN
- CLOSE TO TOWN CENTRE AND LOCAL AMENITIES
- VIEWING ABSOLUTELY ESSENTIAL

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

### **Entrance Hallway**

Original Stair case rising to the first floor, storage cupboard, coved ceilings, radiator, doors to kitchen, lounge, 2nd reception room.

### **Lounge**

4.39 m x 3.61 m (14'5" x 11'10")

Bay window to front, regency fireplace housing electric fire, radiator, coving to the ceilings, Karndean wood flooring

### **Reception Room**

4.01 m x 3.61 m (13'2" x 11'10")

Karndean flooring, feature fireplace with gas fire, patio doors leading to kitchen / orangery, radiator, coved ceilings.

### **Kitchen / Orangery - Extension**

9.28 m x 5.55 m (30'5" x 18'3")

L Shaped Room, with beautifully fitted bespoke kitchen with belfast sink unit, island with cupboards below, dresser unit, space for Rangemaster, radiator, windows to the rear, UPVC french doors to the rear, beautifully fitted glass to the roof.

### **Downstairs WC**

Two piece suite comprising of WC and hand wash basin.

### **First Floor Landing**

Original Stained glass to the side aspect, radiator, stairs case leading to the second floor, doors to bedrooms one and two and bathroom, and separate WC.

### **Bedroom**

4.39 m x 3.61 m (14'5" x 11'10")

Bay window to the front aspect,

radiator, wooden flooring.

### **Bedroom**

3.94 m x 3.61 m (12'11" x 11'10")

bay window to the rear aspect, radiator.

### **WC**

Original stained glass to the front aspect, High level WC.

### **Bathroom**

Window to rear aspect, a stunning fitted four piece bathroom, with roll top bath, double shower cubicle, WC and hand wash basin set in a stunning vanity unit, tiled walls, tiled flooring, radiator.

### **Second Floor Landing**

Window to the side aspect, radiator, eave storage space (this area would be great for a office space)

### **Bedroom**

6.53 m x 3.63 m (21'5" x 11'11")

Feature cast iron fireplace, radiators, sky light windows, window to front.

### **Bedroom**

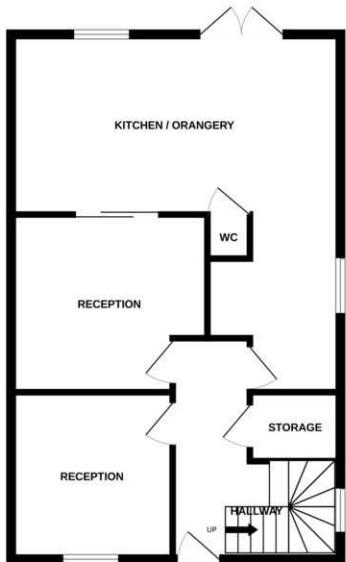
Currently being used as a dressing room.

### **Outside**

To the front of the property is a block paved driveway providing ample off street parking, gated access leading to the rear garden. To the rear is a good sized garden with lawned area, paved areas, mature trees, shrubs and borders and a brick built BBQ.



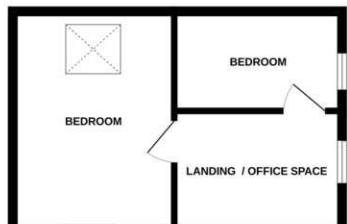
GROUND FLOOR



1ST FLOOR



2ND 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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