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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Ray Street, Heanor , DE75 7GL
£150,000



FEATURES:

- SPACIOUS TWO-BEDROOM SEMI DETACHED
- TWO GENEROUS RECEPTION ROOMS
- LARGE DINING AREA
- WELL-EQUIPPED FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- POTENTIAL FOR LOFT CONVERSION, SUBJECT TO PLANNING
- PRIVATE REAR GARDEN
- OUTBUILDING AND SIDE ACCESS
- POTENTIAL OFF-ROAD PARKING, SUBJECT TO PLANNING
- MUST BE VIEWED TO APPRECIATE THE SIZE!



Hallway

The property is approached via a front entrance door opening into a spacious hallway, providing access to the main living accommodations and stairs rising to the first floor. The hallway also benefits from useful understairs storage and a side window.

Lounge

3.94 m x 3.75 m (12'11" x 12'4")

A generous reception room featuring carpeted flooring, radiator, two windows overlooking the front elevation, chandelier-style ceiling light, two wall lights and a feature fireplace surround with electric fire.

Dining Area

3.63 m x 4.06 m (11'11" x 13'4")

A spacious second reception/dining area with laminate flooring, radiator, two chandelier-style ceiling lights and two wall lights. Sliding patio doors provide access and views towards the rear garden, creating a pleasant connection between the living space and outside.

Kitchen

4.04 m x 2.28 m (13'3" x 7'6")

A well-equipped kitchen fitted with a range of wall and floor-mounted units, work surfaces over and tiled flooring. The kitchen includes a large range-style oven with five-ring hob and extractor hood over, two sinks with mixer tap, spotlights to the ceiling and a window and door providing access to the rear garden.

First Floor Landing

A spacious first-floor landing with

provides access to both bedrooms, the bathroom and the loft space. Enough landing space to potentially expand the living space into the loft and create a loft room (subject to the relevant permissions).

Bedroom One

3.96 m x 3.75 m (13'0" x 12'4")

A spacious master bedroom with carpeted flooring, radiator and two windows overlooking the front elevation.

Bedroom Two

3.63 m x 3.07 m (11'11" x 10'1")

A further well-proportioned bedroom with carpeted flooring, radiator and window overlooking the rear elevation.

Bathroom

4.00 m x 2.38 m (13'1" x 7'10")

A particularly spacious four-piece bathroom comprising bath, WC, wash hand basin and separate shower cubicle. The room also benefits spotlights to the ceiling and extractor fan, with a window overlooking the rear garden.

Loft Space

A substantial loft space accessed from the first-floor landing via a loft ladder. The size and layout offer potential for conversion to create additional accommodation, subject to the necessary planning permissions, building regulations and any other relevant consents.

Outside

To the rear is a good-sized garden incorporating a paved/slabbed area, gravelled section and decking, together with an outbuilding

and side access leading through a gate to the rear.

The side access may offer potential to create off-road parking for a small vehicle, subject to the

relevant planning permissions and any required alterations to the kerb/dropped kerb. Buyers are advised to make their own enquiries with the relevant authorities before proceeding.

GROUND FLOOR

1ST FLOOR



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Made with floorplan 6/2024

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