

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

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Greyfriars Close, Heanor, Derbyshire , DE75 7UY **£240,000**



FEATURES:

- FOUR BEDROOMS
- SPACIOUS TOWN HOUSE
- SHOW HOME CONDITION
- GARAGE AND DRIVEWAY
- MODERN KITCHEN DINER
- DOWNSTAIRS WC
- UTILITY ROOM
- CONSERVATORY
- EN SUITE TO MASTER BEDROOM
- VIEWING ABSOLUTELY ESSENTIAL.

COUNCIL TAX BAND: C EPC RATING: C

Entrance Hallway
Stairs rising to the first floor, laminate flooring, radiator, doors to reception room/ bedroom, utility room and downstairs WC.

Downstairs WC
Two piece suite comprising of WC and hand wash basin, part tiled walls, radiator, laminate flooring.

Utility Room
UPVC door to rear, base and wall units with roll top work surface, sink unit, plumbing for washing machine, space for drier, radiator, laminate flooring.

Reception room / bedroom
3.43 m x 2.82 m (11'3" x 9'3")
UPVC french doors to rear aspect, laminate flooring, radiator.

Conservatory
3.07 m x 2.99 m (10'1" x 9'10")
UPVC built, part brick, UPVC French doors to rear, tiled flooring.

First floor landing
Doors to Lounge and kitchen diner, radiator.

Kitchen Diner
4.93 m x 3.44 m (16'2" x 11'3")
UPVC windows to rear aspect, Modern fitted kitchen comprising of base and wall units, sink unit, part tiled walls, integrated dishwasher, integrated fridge freezer, wine cooler, integrated oven, hob and extractor above, kick board lighting, solid wood flooring, radiator.

Lounge
4.95 m x 5.20 m (16'3" x 17'1")
UPVC french doors to front, UPVC

window to front, feature fireplace, media wall, tv point, two radiators.

Second floor landing
Doors to bedrooms and bathroom, over stairs storage cupboard, radiator.

Bedroom Three
2.50 m x 2.25 m (8'2" x 7'5")
UPVC window to rear aspect, radiator.

Bedroom Two
3.65 m x 2.63 m (12'0" x 8'8")
UPVC window to rear aspect, radiator, wardrobes.

Bedroom One
3.58 m x 3.50 m (11'9" x 11'6")
UPVC windows to front aspect, radiator, wardrobes, door to en suite.

En Suite
UPVC window to front aspect, three piece suite comprising of double shower cubicle, hand wash basin set in a vanity unit, feature wood panelling, WC, part tiled walls, tiled flooring, radiator.

Bathroom
Three piece suite comprising of panelled bath, WC and pedestal hand wash basin, part tiled walls, radiator, vinyl flooring.

Outside
To the front of the property is a driveway providing ample off street parking leading to single garage. To the rear is a paved patio seating area, lawned area, mature shrubs and borders, enclosed via panelled fencing.

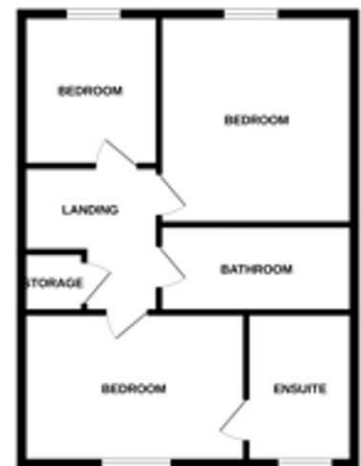
GROUND FLOOR



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.
Made with letroplex ©2026

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.