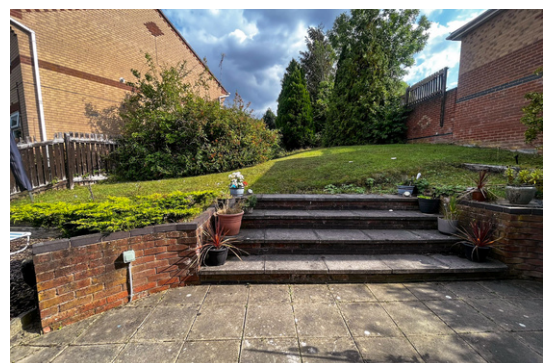


2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Brockhall Rise, Heanor, Derbyshire , DE75 7TL **£235,000**



### **FEATURES:**

- THREE BEDROOMS
- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- GOOD SIZED PLOT
- FRONT AND REAR GOOD SIZED GARDENS
- OFF STREET PARKING AND GARAGE
- EN SUITE TO MASTER BEDROOM
- QUIET CUL DE SAC LOCATION
- VIEWING ESSENTIAL

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

Click to enlarge 14 images  
Map

Street View

Brockhall Rise, Heanor, Derbyshire  
£235,000

Detached House

3 beds

2 baths

Marketed by

Taylor Brown & Simms - Heanor

Taylor Brown & Simms - Heanor

2 Marshall Street, Heanor,

Derbyshire, DE75 7AT

Monday

09:00 - 17:00

Tuesday

09:00 - 17:00

Wednesday

09:00 - 17:00

Thursday

09:00 - 17:00

Friday

09:00 - 17:00

Saturday

By appointment only

Sunday

Closed

01773715790

info@taylorbrownandsimms.co.uk

Taylor Brown & Simms - Heanor

Kelly Taylor

Kelly Taylor

01773 715790

kelly@taylorbrownandsimms.co.uk

Floorplans

47brockhallrise-High

Brochures

Brochure of Brockhall Rise

EPC Report

EPC Report

Features

THREE BEDROOMS

DETACHED FAMILY HOME

TWO RECEPTION ROOMS

FRONT AND REAR GARDENS  
OFF STREET PARKING AND  
GARAGE

EN SUITE TO MASTER BEDROOM  
SOUGHT AFTER LOCATION

VIEWING ESSENTIAL

Description

THREE good sized bedroom detached family home situated on a good sized plot in a cul de sac residential location. Driveway and garage to the side. Two reception rooms, downstairs WC, en suite to master bedroom and a further bathroom. Viewing is essential.

Entrance Hallway

Stairs rising to the first floor, doors to lounge and downstairs WC.

Lounge

3.35 m x 4.79 m (11'0" x 15'9")

UPVC door to rear aspect with side panel, laminate flooring, radiator, fireplace, tv point, door to dining room.

Dining Room

2.45 m x 2.66 m (8'0" x 8'9")

Laminate floor, UPVC window to front, radiator, door to kitchen.

Kitchen

2.80 m x 2.63 m (9'2" x 8'8")

UPVC window to rear, door to side aspect, base and wall units with work top, sink unit, part tiled walls, integrated oven, hob and extractor above, space for fridge. White goods are included in the price.

Downstairs WC

UPVC window to side aspect, radiator, two piece suite, WC and hand wash basin.

First floor landing

#### Bedroom One

2.76 m x 3.71 m (9'1" x 12'2")

UPVC window to front, radiator, door to en suite.

#### En Suite

Three piece suite comprising of shower cubicle, WC and pedestal hand wash, radiator, UPVC window to side.

#### Bedroom Two

2.37 m x 2.45 m (7'9" x 8'0")

UPVC window to front aspect, radiator, fitted wardrobes, laminate flooring.

#### Bedroom Three

3.20 m x 2.36 m (10'6" x 7'9")

UPVC window to rear aspect,

radiator, laminate flooring.

#### Bathroom

UPVC window to rear aspect, three piece suite comprising of panelled bath with shower above, WC and pedestal hand wash, part tiled walls, radiator.

#### Outside

The property sits on a good sized plot with front and rear gardens. To the front is a lawned garden, to the side is a driveway leading to a garage and gated access to the rear garden.

To the rear is elevated good sized garden with a paved area, gravelled area, lawned garden with mature trees and shrubs.

GROUND FLOOR

1ST 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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