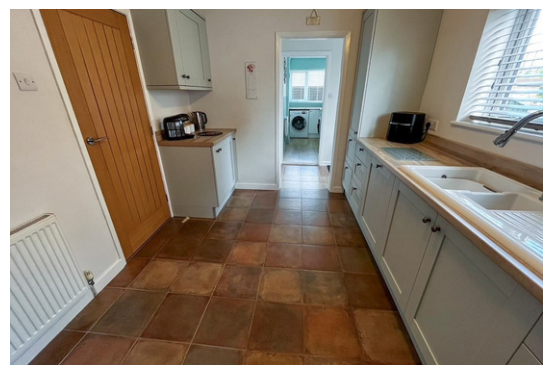


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Hallington Drive, Heanor, Derbyshire , DE75 7QX **£325,000**



FEATURES:

- Two bedroomed Dorma bungalow
- Two reception rooms
- Kitchen & utility room
- Spacious loft room
- Driveway and garage
- Enclosed rear garden
- Popular residential location
- Close to schools & amenities
- Good links to Derby city centre
- Shipley Country Park nearby

COUNCIL TAX BAND: D EPC RATING: D

Porch

Enter through the uPVC glass panelled door into the porch which gives access to the garage and door to the side elevation and leads into the dining room.

Dining room (4m x 3.9m 13ft 3 x 12ft 11)

Enter through the uPVC glass panelled door into the dining room which has a radiator and window to the front elevation, the room gives access to the lounge, kitchen and inner hallway.

Lounge (4.8m x 3.6m 15ft 11 x 11ft 10)

With large window to the front elevation that wraps around to the side elevation, there is a radiator and wood effect laminate flooring.

Kitchen (4m x 2.7m 13ft 3 x 9ft)

Grey storage units above and below a wood effect work surface housing a ceramic 1 & ½ bowl sink with drainer and a four-ring induction hob with extractor. There is a waist height electric oven and separate oven/grill, integrated dishwasher and integrated under the counter fridge. The room has a radiator, tiled floor and window to the side elevation.

Rear hall

With built-in storage cupboard and uPVC glass panelled door to the side elevation.

Utility room (3.2m x 1.6m 10ft 8 x 5ft 3)

White gloss storage units above and below a wood effect work surface, with plumbed space for washer and dryer, windows to the side and rear elevation and space for an American style fridge/freezer.

Hallway

With two built-in storage cupboards, the hallway gives

access to the bedrooms, bathroom and stairs to the loft room.

Bedroom (4.6m x 3.3m 15ft x 10ft 11)
With radiator and window to the rear elevation.

Bedroom (3.6m x 2.4m 11ft 11 x 8ft)
With radiator and window to the rear elevation.

Bathroom (3.4m x 2.8m 11ft 1 x 9ft 2)
White three-piece suite plus double mixer shower cubicle with rainfall and handheld attachment. The room has a towel rail radiator, two windows to the rear elevation, tiled floor and tiled splash surround.

Loft room (8.5m x 4m 27ft 11 13ft 1)

Hugely spacious room with three windows to the rear elevation, there is also a small wash facility with vanity sink and wc. The room also gives access to the loft storage area where the Worcester Bosch combination boiler is located, installed 2021.

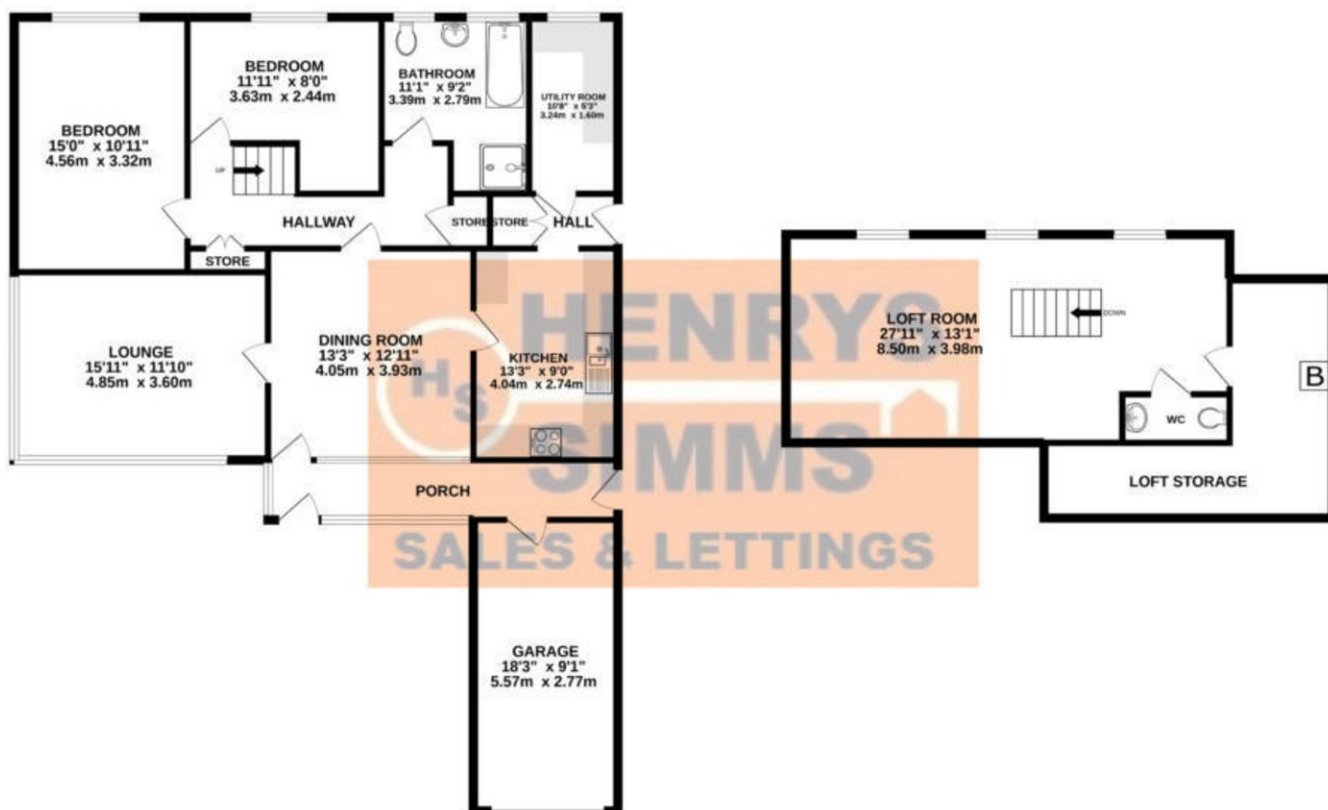
Outside

Front: Large tarmac driveway leads to the garage and continues in front of the property, with edging borders, a small lawn and brick wall adjacent to the pavement. The garage has power and lighting and is accessible internally from the porch. There are wooden gates either side of the property giving external access to the rear garden and post & panel fencing to the neighbouring properties.

Rear: Paved path continues from either side and leads behind the property, there is a lawn area with edging borders, a decked area and raised pond and the whole garden is fully enclosed with post & panel fencing.

GROUND FLOOR
1304 sq.ft. (121.1 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



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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