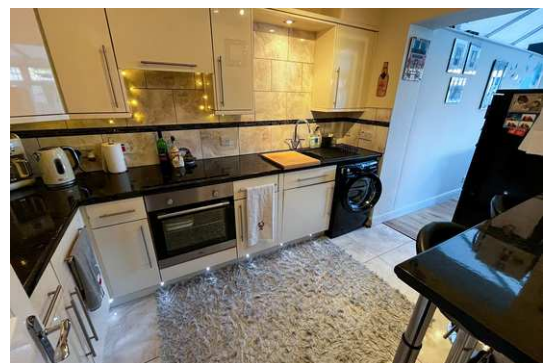


2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Brookfield Way, Heanor, Derbyshire , DE75 7NU
£240,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- CORNER PLOT
- MODERN FITTED KITCHEN
- MODERN FITTED SHOWER ROOM
- TWO RECEPTION ROOMS
- GOOD SIZED REAR / SIDE GARDEN WITH PATIO AREA AND SHED
- IDEAL FOR THE GROWING FAMILY
- OFF STREET PARKING AND GARAGE
- EXCELLENT CONDITION THROUGHOUT

COUNCIL TAX BAND: C EPC RATING: B

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

Downstairs WC
UPVC window to front, two piece
suite comprising of WC and hand
wash basin, radiator.

Lounge
4.55 m x 2.59 m (14'11" x 8'6")
UPVC window to front, radiator, tv
point, double glazed doors to
dining room.

Dining Room
3.25 m x 2.59 m (10'8" x 8'6")
Opening into the conservatory,
radiator, door to kitchen, under
stairs storage cupboard.

Kitchen
3.36 m x 2.27 m (11'0" x 7'5")
Opening into the conservatory,
Modern fitted kitchen with base
and wall units with work top and
sink unit, kick board lighting,
integrated eye level oven, hob and
extractor, plumbing for washing
machine, tiled flooring, part tiled
walls.

Conservatory
4.45 m x 3.56 m (14'7" x 11'8")
UPVC built with french doors to the
rear garden, laminate flooring, tv
point.

First floor landing
Doors to bedrooms and bathroom,

UPVC window to side, loft access
point, storage cupboard.

Bedroom
3.00 m x 3.73 m (9'10" x 12'3")
UPVC window to front aspect, fitted
wardrobes, radiator.

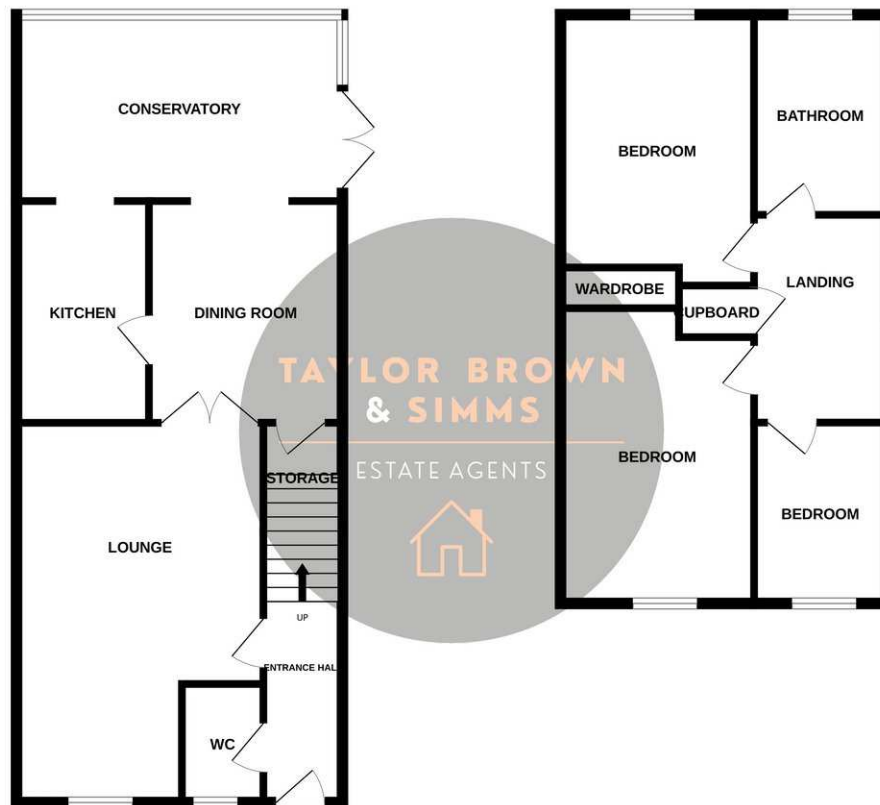
Bedroom
3.00 m x 2.54 m (9'10" x 8'4")
UPVC window to rear aspect,
radiator.

Bedroom
2.88 m x 2.27 m (9'5" x 7'5")
UPVC window to front aspect, over
stairs storage cupboard, radiator.

Bathroom
UPVC window to rear aspect,
modern three piece suite
comprising of double shower
cubicle, WC and hand wash basin
set in a vanity unit, towel rail, part
tiled walls.

Outside
To the front of the property is a
gravelled area, paved pathway to
the front door, and to the side is a
driveway providing off street
parking for two cars and detached
garage.

To the rear is a paved area, decking
area, wooden garden shed which
has power and light connected.
To the side of the property is a
further paved seating area. The
garden is enclosed via panelled
fencing.



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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