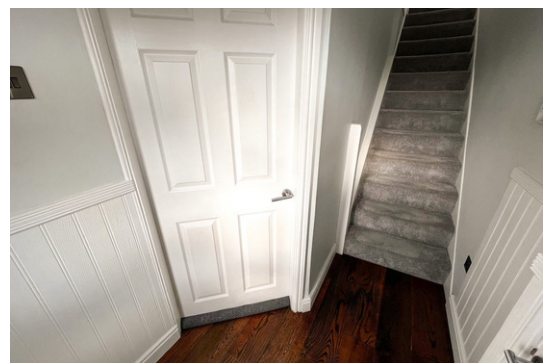


2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Gate Brook Close, Codnor, Ripley, Derbyshire , DE5 9RD Offers Over £200,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- GOOD SIZED LOUNGE
- MODERN KITCHEN DINER WITH INTEGRATED APPLIANCES
- CUL DE SAC LOCATION
- OFF STREET PARKING
- GARAGE WITH FURTHER PARKING TO REAR OF
- GOOD SIZED REAR GARDEN WITH PATIO AREA
- MODERN FITTED BATHROOM
- REWIRED AROUND 4 YEARS AGO

COUNCIL TAX BAND: B EPC RATING: C

Entrance Hallway

Stairs rising to the first floor, storage cupboard, laminate flooring, radiator, door to lounge.

Lounge

4.00 m x 4.56 m (13'1" x 15'0")
UPVC bay window to front aspect, radiator, tv point, door to kitchen diner.

Kitchen diner

4.81 m x 3.40 m (15'9" x 11'2")
UPVC window and french doors to rear garden, a modern fitted kitchen comprising of high gloss base and wall units with work top, sink unit, integrated appliances including dishwasher, fridge freezer, double oven, hob and extractor, integrated microwave, radiator, tiled flooring, under stairs storage cupboard.

First floor landing

Doors to bedrooms and bathroom, storage cupboard, radiator.

Bedroom One

3.09 m x 3.98 m (10'2" x 13'1")
UPVC window to front aspect, radiator.

Bedroom Two

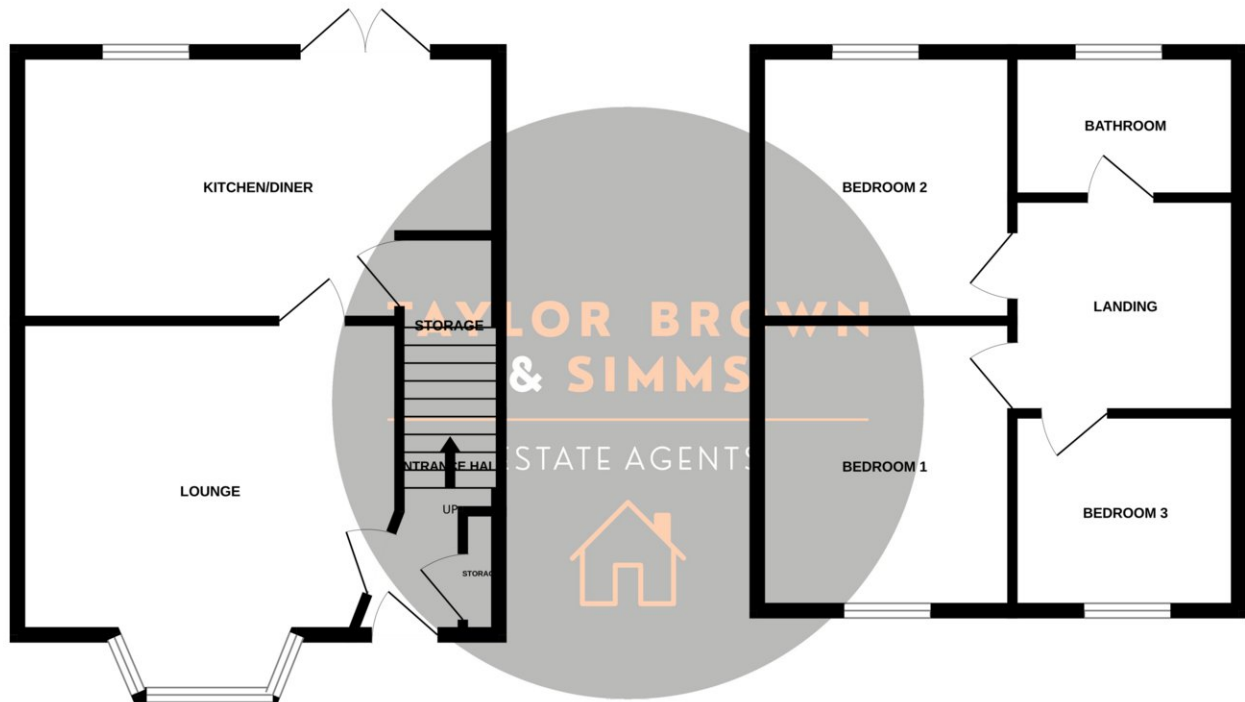
3.43 m x 2.73 m (11'3" x 8'11")
UPVC window to rear aspect, radiator.

Bedroom Three

2.64 m x 2.08 m (8'8" x 6'10")
UPVC window to front aspect, radiator.

Bathroom

UPVC window to rear aspect, a modern fitted suite comprising of WC, hand wash basin, panelled bath with shower above, radiator.



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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