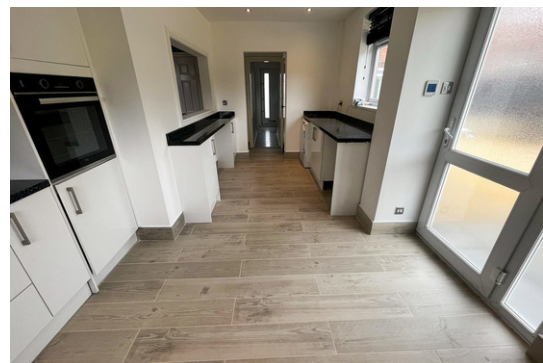


2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Green Crescent, Selston, Nottingham, NG16 6DD**  
**£280,000**



**FEATURES:**

- THREE BEDROOMS
- SEMI DETACHED
- CORNER PLOT
- AMPLE OFF STREET PARKING
- GOOD SIZED GARDEN
- MODERN THROUGHOUT
- CUL DE SAC
- BACKING ONTO LOCAL PARK
- CLOSE TO SCHOOLS
- CLOSE TO AMENITIES AND TRANSPORT LINKS

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

#### Entrance Hallway

Entrance via composite door, Stairs rising to the first floor, door to lounge, opening to kitchen, under stairs storage cupboard, laminate flooring, radiator. UPVC window side aspect.

#### Lounge Diner

3.70 m x 5.75 m (12'2" x 18'10")  
UPVC bay window to front aspect, laminate flooring, two radiators, feature wood panelling to the walls, tv point, serving hatch to the kitchen area, storage cupboard, UPVC door and window to the rear garden.

#### Kitchen Breakfast Room

5.71 m x 3.42 m (18'9" x 11'3")  
UPVC window and door to side aspect, UPVC window rear garden, extended spacious kitchen with modern fitted kitchen with base and wall units with integrated appliances including eye level oven, hob and extractor, american style fridge freezer, wall mounted boiler, plumbing for washing machine, and tumble drier, new fitted laminate flooring, feature radiator.

#### First floor landing

Doors to bedrooms and bathroom, UPVC window to side aspect.

#### Bedroom One

3.33 m x 3.92 m (10'11" x 12'10")

UPVC window to front aspect, radiator, laminate flooring, tv point.

#### Bedroom Two

3.34 m x 3.11 m (10'11" x 10'2")  
UPVC window to rear aspect, radiator, laminate flooring.

#### Bedroom Three

2.98 m x 1.77 m (9'9" x 5'10")  
UPVC window to front aspect, radiator, fitted wardrobes to one wall.

#### Bathroom

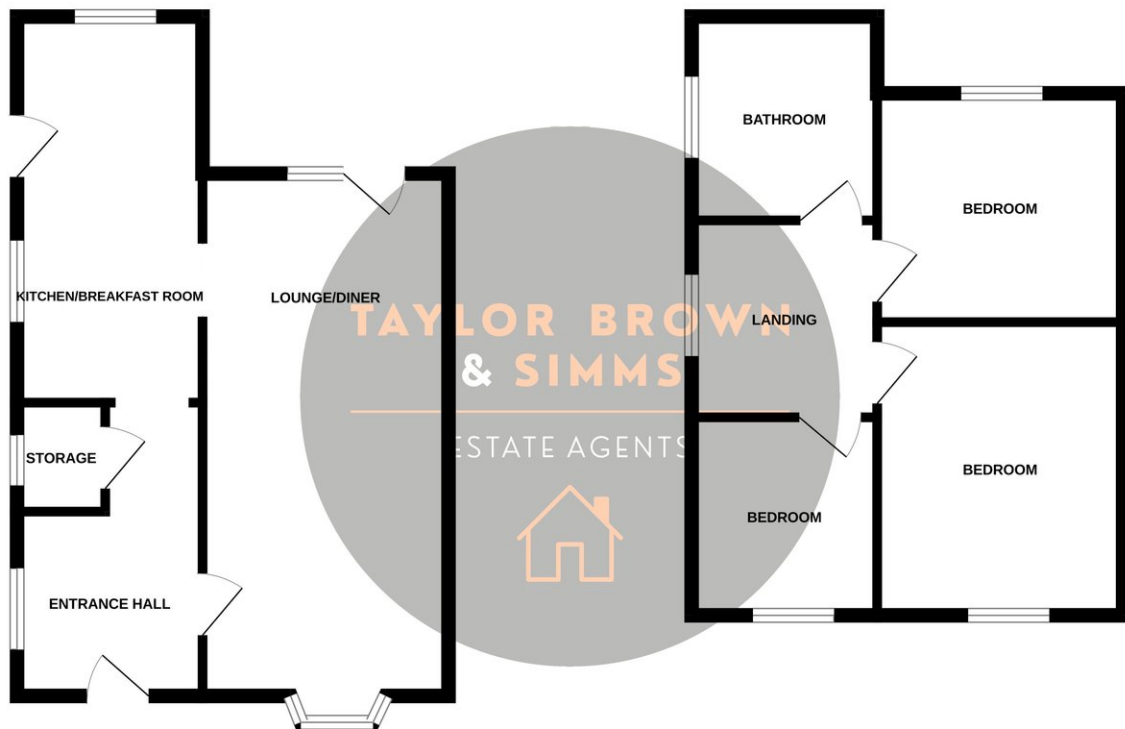
UPVC window to side aspect, four piece suite comprising, walk in shower with rain fall shower head, corner panelled bath, WC and hand wash basin in a vanity unit, tiled walls, tiled flooring, feature radiator.

#### Outside

To the front of the property is a secured electric gate, leading to a driveway with ample off street parking, with opening to the side/rear aspect.

To the side of the property is a further gravelled area, ideal for further parking.

To the rear is a lawned garden, gravelled area, wooden shed with electric and power connected, currently housing a hot tub, there rear 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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