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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Fletcher Street, Heanor, Derbyshire , DE75 7PG £215,500



FEATURES:

- Three Generously Sized Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen with Underfloor Heating
- Downstairs WC
- Stylish Family Bathroom
- Landscaped Gardens with Brick-Built Storage
- Hive Central Heating System
- Excellent Decorative Condition Throughout
- Close to Local Amenities and Town Centre
- Viewing Highly Recommended

COUNCIL TAX BAND: B EPC RATING: C

Entrance porch
Welcoming composite front door leading to a bright entrance hallway

Entrance hall
Stairs to the first floor, modern wall panelling, door to dining room, radiator.

Dining room
3.79 m x 3.61 m (12'5" x 11'10")
UPVC door to rear garden, opening to lounge, feature walls and alcove, radiator, feature alcove, opening to lounge, wood effect flooring, open access to lounge.

Lounge
3.61 m x 3.54 m (11'10" x 11'7")
Spacious and inviting with UPVC bay window to front, radiator, wood effect flooring, feature wall, tv point.

Kitchen
4.27 m x 2.52 m (14'0" x 8'3")
UPVC windows to dual aspect to rear and side aspect, modern fitted kitchen with base and wall units, sink unit, work top, feature tiled splash back, plumbing for washing machine, integrated oven, hob and extractor above, space for drier, space for fridge, under floor heating and tiled flooring, door to downstairs wc.

First floor landing

Doors to bedrooms and bathroom, loft access point, wood effect flooring.

Bedroom one
3.68 m x 3.49 m (12'1" x 11'5")
Two UPVC windows to front, radiator, wood effect flooring, fitted storage to one wall.

Bedroom Two
2.80 m x 3.78 m (9'2" x 12'5")
UPVC window to rear aspect, wood effect flooring, fitted wardrobes and storage, spot lighting, radiator.

Bedroom Three
2.07 m x 2.52 m (6'9" x 8'3")
UPVC window to rear, radiator, wood effect flooring.

Bathroom
UPVC window to side aspect. Modern fitted suite comprising of double shower, wc and hand wash basin set in a vanity unit, tiled walls, towel rail.

Outside
The rear garden has been thoughtfully landscaped and includes a decked seating area, lawn with mature shrubs and borders, paved paths, and a brick-built shed housing the wall-mounted boiler. The garden is enclosed with panelled fencing, offering privacy and security.

GROUND FLOOR

1ST FLOOR



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