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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.



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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