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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Balmoral Close, Heanor, Derbyshire , DE75 7SN Offers Over £325,000



### **FEATURES:**

- SHOW HOME CONDITION
- THREE GOOD SIZED BEDROOMS
- UPGRADED AND MAINTAINED TO A HIGH STANDARD THROUGHOUT
- FITTED BLINDS INCLUDED
- CONSERVATORY WITH REFITTED SOLID ROOF AND INSULATION
- EN SUITE TO MASTER BEDROOM
- REFITTED KITCHEN WITH INTEGRATED APPLIANCES
- REFITTED MODERN BATHROOM
- LANDSCAPED REAR GARDEN
- POPULAR RESIDENTIAL LOCATION

COUNCIL TAX BAND: C EPC RATING: C

### Entrance Hallway

Stairs rising to the first floor with beautiful stair rods and feature rope hand rail, radiator with feature radiator cover, tiled flooring, composite door to the front, glazed door leading to the lounge.

### Lounge

3.47 m x 4.35 m (11'5" x 14'3")

UPVC bay window to the front, with fitted blinds to the windows, automated middle blind - which is controlled by remote, bay window radiator, tiled flooring, feature refitted fireplace, feature vertical radiator, tv point, opening to dining area.

### Dining area

2.72 m x 2.87 m (8'11" x 9'5")

Opening to the conservatory, tiled flooring, vertical feature radiator, opening to kitchen.

### Conservatory

UPVC windows to rear aspect, UPVC french doors to rear garden, tiled flooring, the conservatory has been roofed and insulated, making this room ideal for all year round, fitted blinds included.

### Kitchen

3.28 m x 2.81 m (10'9" x 9'3")

UPVC window to rear aspect with fitted blinds, re fitted kitchen with shaker style base units, eye level double integrated Hotpoint Oven, Integrated Hotpoint Microwave, Integrated Hotpoint induction hob, with feature wall lights to either side, QUARTZ worktop with up stands and matching window sill and splashbacks. QUOOKER Tap, Feature kick board and valance lighting, tiled flooring, under stairs

garage, and door to downstairs WC, feature vertical radiator

### Downstairs WC

UPVC window to rear aspect with fitted blind, two piece suite comprising of WC and hand wash basin, feature vertical radiator, tiled flooring.

### Garage

The Garage is currently being used as a large utility area, having base units, with ceramic sink unit and mixer taps, fridge freezer, plumbing for washing machine, and space for tumble drier, having double composite doors to the front aspect and fire door access into the kitchen. Wall mounted Vaillant combi boiler.

### First floor landing

Loft access point with loft ladders, doors to bedrooms and bathroom.

### Bedroom One

4.43 m x 3.48 m (14'6" x 11'5")

UPVC window to front aspect, fitted blinds, laminate flooring, radiator, over stairs storage cupboard, fitted quality "Hammonds" wardrobes with sliding mirrored doors, door to en suite.

### En Suite

UPVC window to front aspect, fitted blinds, Two piece suite comprising of WC and hand wash basin, tiled walls, tiled flooring.

### Bedroom Two

5.49 m x 2.69 m (18'0" x 8'10")

Dual aspect UPVC windows to front and rear aspect with fitted blinds, two radiators. laminate flooring.

UPVC window to rear aspect with fitted blinds, laminate flooring, radiator.

#### Bathroom

UPVC window to rear aspect with fitted blinds, a refitted modern bathroom with a three piece suite comprising of wide panelled bath with shower above, WC and hand wash basin with vanity unit, part tiled walls, tiled flooring, vertical radiator.

#### Outside

To the front of the property is block paved driveway providing ample off street parking, with secure gated access to either sides of the property. Outside lighting to either

side of the garage entrance and being enclosed to the front with fencing to either side.

To the side of the property is a canopy over the side door, and pathway to the rear garden.

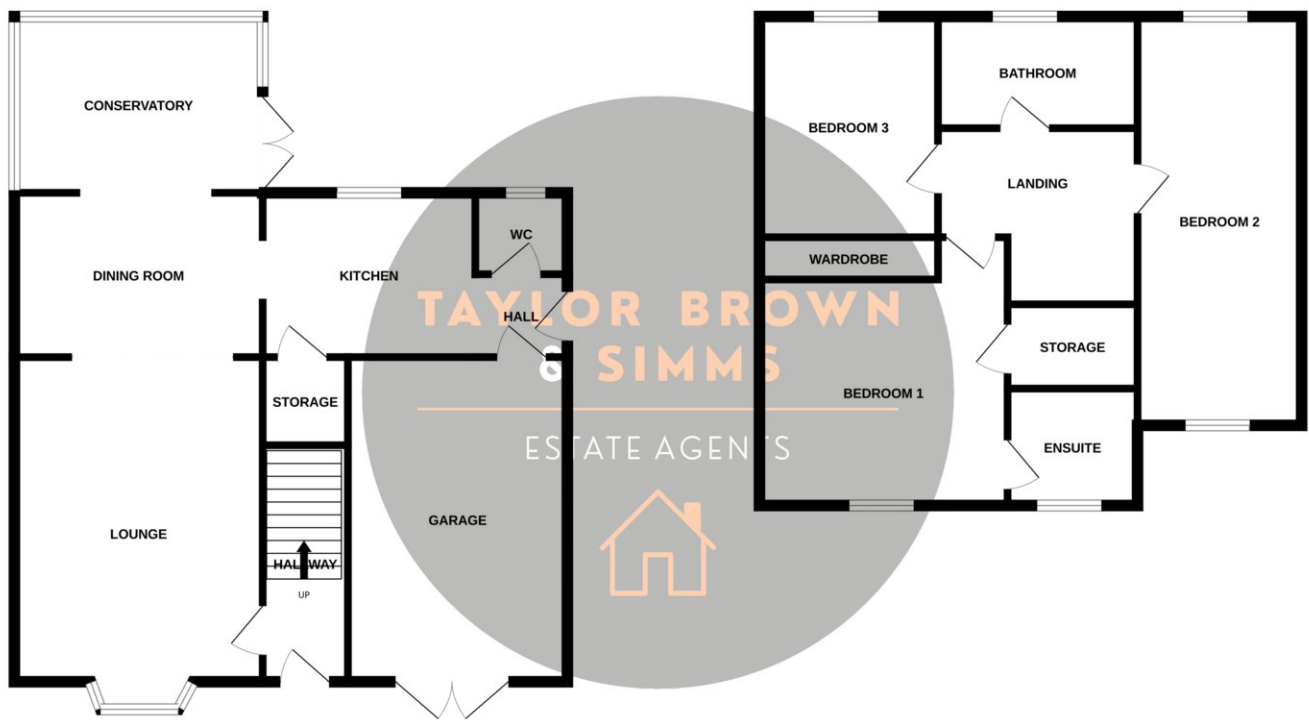
To the rear of the property is a beautifully landscaped garden, with patio area having a remote control electric sun canopy, purchased and installed by Hillarys blinds, also retracts in the wind, which makes it great to use in all weathers.

Wooden garden shed, low level wood wall with pathway onto the artificial grass which makes the rear garden low maintenance, feature borders and being enclosed via panelled fencing.



GROUND FLOOR

1ST FLOOR



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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