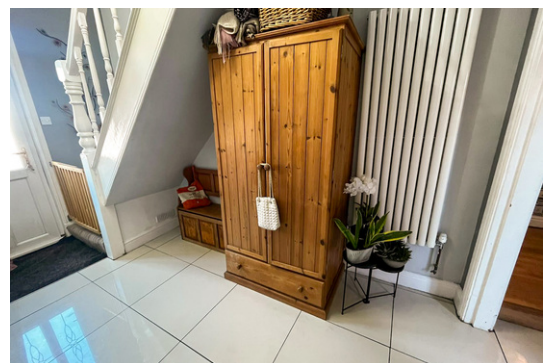


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Derby Road, Heanor, Derbyshire , DE75 7QL**  
**£325,000**



**FEATURES:**

- FOUR BEDROOM DETACHED DWELLING
- SELF CONTAINED ONE BEDROOM ANNEXE
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO SHIPLEY PARK / TOWN CENTRE
- OFF STREET PARKING
- GREAT INVESTMENT OPPORTUNITY
- "ONE OF A KIND"
- LARGE ROOMS THROUGHOUT
- VIEWING ESSENTIAL
- GREAT LOCATION

**COUNCIL TAX BAND: B EPC RATING: D**

#### Entrance Hallway

4.09 m x 1.96 m (13'5" x 6'5")

Stairs rising to the first floor, radiator, tiled flooring, doors to inner hallway, and kitchen.

#### Inner Hallway

Doors to lounge and utility room.

#### Kitchen

4.01 m x 3.73 m (13'2" x 12'3")

UPVC window to front aspect, beautifully fitted kitchen with base and wall units with Oak work surfaces, sink unit with drainer, central island with pull out larder unit, range cooker with extractor above, integrated fridge freezer, dishwasher, wine cooler, microwave, tiled flooring.

#### Utility Room

1.24 m x 2.57 m (4'1" x 8'5")

UPVC door to rear garden, UPVC window to rear, fitted with wall unit and Oak wood worktop, plumbing for washing machine, space for drier, feature exposed brick wall, tiled flooring, door to downstairs WC

#### Downstairs WC

UPVC window to side aspect, two piece suite comprising of WC and hand wash.

#### Lounge Diner

3.91 m x 8.28 m (12'10" x 27'2")

UPVC windows to front aspect, radiator, laminate flooring, brick built central feature fireplace with log burner, French doors leading to conservatory.

#### Conservatory

2.84 m x 2.90 m (9'4" x 9'6")

French doors to the rear garden,

#### Study

1.27 m x 2.82 m (4'2" x 9'3")

UPVC window to rear, radiator, wall mounted central heating boiler.

#### First floor landing

Doors to bedrooms, loft access, radiator.

#### Bedroom One

4.01 m x 3.78 m (13'2" x 12'5")

UPVC window to front aspect, radiator, door to en suite.

#### En Suite

UPVC window to front aspect, three piece suite comprising of shower cubicle, WC and hand wash basin set in a vanity unit, radiator, part tiled walls, tiled flooring with under floor heating.

#### Bedroom

2.95 m x 4.39 m (9'8" x 14'5")

UPVC Window to front, radiator.

#### Bedroom Three

3.40 m x 4.24 m (11'2" x 13'11")

UPVC window to front aspect, radiator.

#### Bedroom Four

5.87 m x 2.03 m (19'3" x 6'8")

Two UPVC windows to rear aspect, radiator.

#### Bathroom

4.60 m x 1.27 m (15'1" x 4'2")

UPVC window to rear, three piece suite comprising of panelled bath with shower above and shower screen, hand wash basin set in a vanity unit, WC heated towel rail.

#### Outside

To the rear of the property is a private and enclosed rear garden

to the Annexe.

#### **Annexe**

Self contained annex comprising of a living kitchen area, downstairs WC and bedroom and en suite

#### **Living Kitchen**

4.29 m x 4.32 m (14'1" x 14'2")

Bi Fold doors to the front, laminate flooring, air conditioning, kitchen area with base and wall units with work tops, sink unit, hob integrated fridge, spotlights, and stairs to the first floor, and door to downstairs Wc.

#### **Downstairs WC**

Fitted with two piece suite comprising of WC and hand wash basin, tiled flooring.

#### **Bedroom**

4.01 m x 5.31 m (13'2" x 17'5")

UPVC window to side, velux window, radiator, door to en suite.

#### **En Suite**

UPVC window to rear, three piece suite comprising of WC and hand wash basin, shower cubicle, extractor.





## NOTICE TO PROSPECTIVE PURCHASERS

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