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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Kenilworth Drive, Kirk Hallam , DE7 4EW**  
**£185,000**



**FEATURES:**

- THREE BEDROOMS
- SEMI DETACHED
- NO UPWARD CHAIN
- CLOSE TO SCHOOLS
- POPULAR RESIDENTIAL LOCATION
- MODERN FITTED KITCHEN
- SPACIOUS LOUNGE
- OFF STREET PARKING
- GOOD SIZED GARDEN
- VIEWING ESSENTIAL

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

**Entrance Storm Porch**  
Door to entrance hallway, UPVC window to front.

**Entrance Hallway**  
Stairs rising to the first floor, doors to lounge, kitchen.

**Lounge**  
5.81 m x 4.25 m (19'1" x 13'11")  
UPVC window to front aspect, double glazed patio doors to rear, fireplace, radiator.

**Kitchen**  
3.71 m x 2.85 m (12'2" x 9'4")  
UPVC window to side aspect, Door to rear garden, modern fitted kitchen comprising of base and wall units, with work top, sink unit, plumbing for washing machine, integrated oven, hob and extractor above, space for fridge.

**First floor landing**  
UPVC window to side, doors to bedrooms and bathroom.

**Bedroom**  
4.25 m x 2.77 m (13'11" x 9'1")  
UPVC window to rear aspect, radiator.

**Bedroom**  
4.24 m x 2.98 m (13'11" x 9'9")  
UPVC window to front, radiator.

**Bedroom**  
3.01 m x 1.93 m (9'11" x 6'4")  
UPVC window to front aspect, radiator, storage cupboard.

**Bathroom**  
UPVC window to rear aspect, three piece suite comprising of panelled bath, WC and pedestal hand wash basin

**Outside**  
To the rear is a lawned garden with enclosed fencing.  
There is also access to the rear to gain two parking spaces.

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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