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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Castle Court, Heanor, Derbyshire , DE75 7HU Offers Over £430,000



FEATURES:

- DETACHED STUNNING HOME
- FOUR GOOD SIZED BEDROOMS
- SHOW ROOM CONDITION
- GOOD SIZED MASTER BEDROOM WITH EN SUITE
- TWO RECEPTION ROOMS PLUS EXTENDED SUN ROOM
- LOW MAINTENANCE GARDEN
- GARAGE AND AMPLE OFF STREET PARKING
- MODERN FITTED KITCHEN WITH UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- PRIVATE CUL DE SAC DRIVEWAY

COUNCIL TAX BAND: D EPC RATING: C

Entrance Hallway

Composite front door leading to the extended hallway, radiator, porcelain herringbone flooring, stairs rising to the first floor, doors to garage, lounge, kitchen, under stairs storage cupboard.

Kitchen

2.98 m x 3.68 m (9'9" x 12'1")

UPVC window to rear aspect, with shutter blinds, Modern updated fitted kitchen with base and wall units, work top, sink unit, part tiled walls, tiled flooring, integrated eye level double oven, hob and extractor above, integrated dishwasher, fridge and freezer, radiator, door to utility room.

Utility Room

UPVC window and door to rear aspect, matching with the kitchen, base and eye level units with work top, part tiled walls, plumbing for washing machine, space for drier, tiled flooring, extractor fan, radiator, door to shower room

Downstairs Shower Room / WC

Recently refitted Three piece modern suite comprising of WC, pedestal hand wash basin, shower cubicle, fully tiled walls, radiator, extractor fan.

Lounge

4.64 m x 3.56 m (15'3" x 11'8")

UPVC window to front aspect with shutter blinds, feature fireplace, feature radiator, tv point and broadband connection point.

Dining Room / Snug Room

4.08 m x 2.82 m (13'5" x 9'3")

Two UPVC windows to side aspect, feature log burner (ACR

radiator, opening to sun room and double doors to lounge.

Sun Room

3.74 m x 2.56 m (12'3" x 8'5")

Two Velux windows, windows to rear aspect, this room is a extension, feature radiator, french doors to rear garden.

First Floor Landing

Spacious landing with doors to bedrooms and bathroom, loft access point, which is boarded out with light.

Master Bedroom

5.07 m x 3.53 m (16'8" x 11'7")

UPVC window to front aspect with shutter blinds, radiator, door to en suite.

En Suite

Recently refitted suite comprising of shower, WC and hand wash basin set in a vanity unit, LVT flooring, fully tiled walls, radiator, extractor fan.

Bedroom Two

3.74 m x 3.02 m (12'3" x 9'11")

UPVC window to rear aspect, radiator.

Bedroom Three

3.52 m x 2.71 m (11'7" x 8'11")

UPVC window to front aspect, radiator, fitted wardrobes.

Bedroom Four

2.99 m x 2.88 m (9'10" x 9'5")

UPVC window to rear aspect, radiator.

Bathroom

UPVC window to rear, radiator, three piece suite comprising of

flooring, extractor fan.

Outside

To the front of the property is ample off street parking leading to a single garage. Pergola area providing cover for more parking, side gated access to the rear, lighting to the front.

To the rear is a low maintenance landscaped garden with patio area, beautiful shrubs and borders,

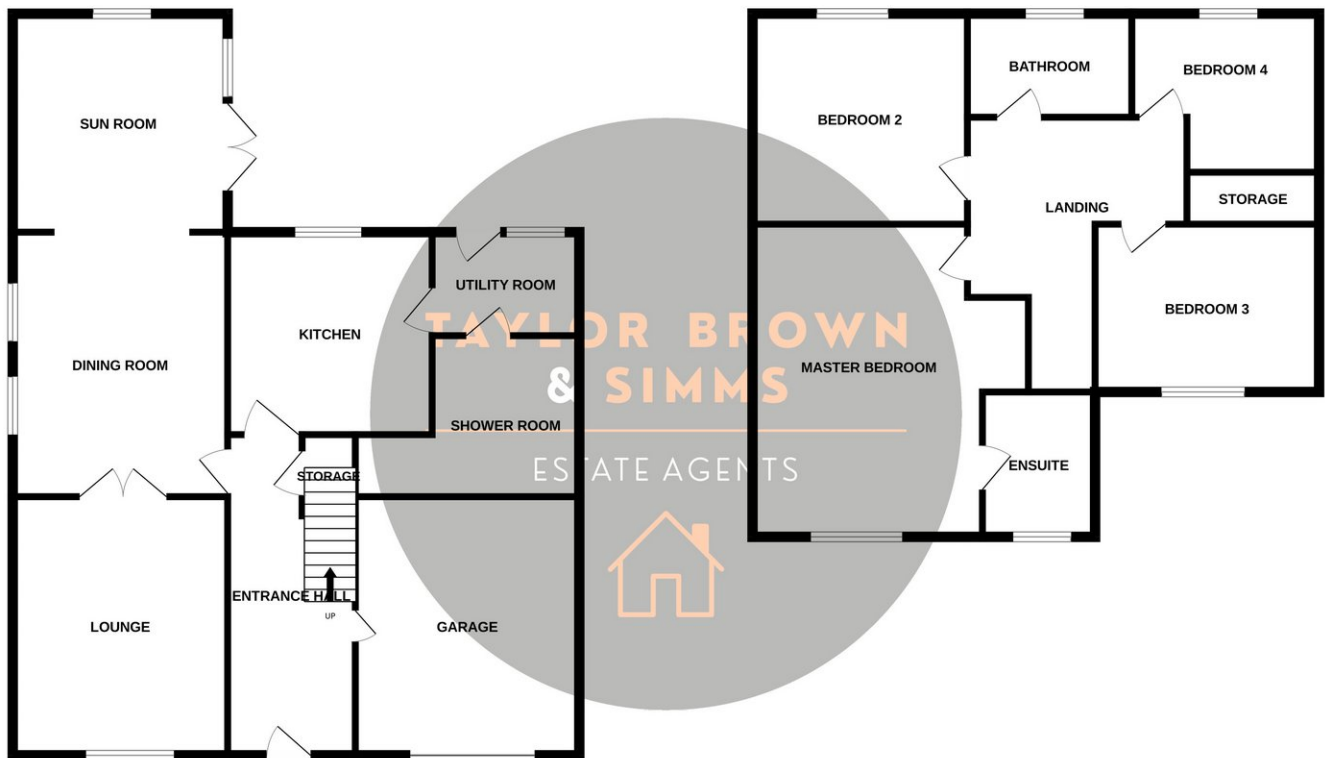
wooden shed to the side and being enclosed via fencing. The garden also has power, lighting and security lighting and outside tap.

Single garage

Up and over door to the front, door leading to main hallway, wall mounted Worcester Green Star 8000 boiler which has around 8 years left on warranty.

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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