

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Brockhall Rise, Heanor, Derbyshire , DE75 7TL **£245,000**



FEATURES:

- THREE BEDROOMS
- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- GOOD SIZED PLOT
- FRONT AND REAR GARDENS
- OFF STREET PARKING AND GARAGE
- EN SUITE TO MASTER BEDROOM
- SOUGHT AFTER LOCATION
- VIEWING ESSENTIAL

COUNCIL TAX BAND: C EPC RATING: TBC

Entrance Hallway

Stairs rising to the first floor, doors to lounge and downstairs WC.

Lounge

3.35 m x 4.79 m (11'0" x 15'9")

UPVC door to rear aspect with side panel, laminate flooring, radiator, fireplace, tv point, door to dining room.

Dining Room

2.45 m x 2.66 m (8'0" x 8'9")

Laminate floor, UPVC window to front, radiator, door to kitchen.

Kitchen

2.80 m x 2.63 m (9'2" x 8'8")

UPVC window to rear, door to side aspect, base and wall units with work top, sink unit, part tiled walls, integrated oven, hob and extractor above, space for fridge.

Downstairs WC

UPVC window to side aspect, radiator, two piece suite, WC and hand wash basin.

First floor landing

Doors to bedrooms and bathroom.

Bedroom One

2.76 m x 3.71 m (9'1" x 12'2")

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

En Suite

Three piece suite comprising of shower cubicle, WC and pedestal hand wash, radiator, UPVC window to side.

Bedroom Two

2.37 m x 2.45 m (7'9" x 8'0")

UPVC window to front aspect, radiator, fitted wardrobes, laminate flooring.

Bedroom Three

3.20 m x 2.36 m (10'6" x 7'9")

UPVC window to rear aspect, radiator, laminate flooring.

Bathroom

UPVC window to rear aspect, three piece suite comprising of panelled bath with shower above, WC and pedestal hand wash, part tiled walls, radiator.

Outside

The property sits on a good sized plot with front and rear gardens. To the front is a lawned garden, to the side is a driveway leading to a garage and gated access to the rear garden.

To the rear is a paved area, gravelled area, lawned garden with mature trees and shrubs.

GROUND FLOOR

1ST FLOOR



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