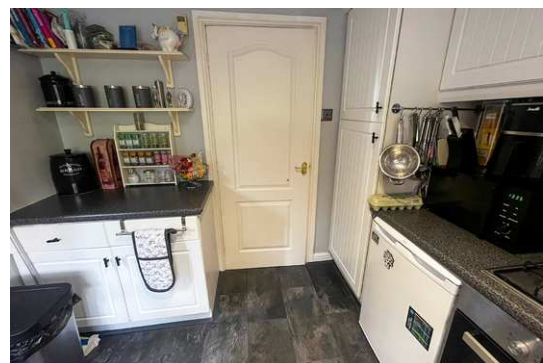


2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Brockhall Rise, Heanor, Derbyshire , DE75 7TL Offers Over £235,000



### **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: C**

#### 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



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.  
Made with Metropix ©2025

## NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.