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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Heanor Road, Heanor, Derbyshire , DE75 7QY**  
**£365,000**



**FEATURES:**

- FOUR GOOD SIZED BEDROOM
- DETACHED BUNGALOW
- LOG BURNER
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- MODERN FITTED BATHROOM
- GOOD SIZED GARDENS ON A CORNER PLOT
- SUMMER HOUSE
- HIGH STANDARD THROUGHOUT
- CLOSE TO LOCAL TRANSPORT LINKS
- VIEWING ESSENTIAL

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

#### Entrance Hallway

UPVC door to side garden, doors to bedroom three, and lounge, radiator.

#### Bedroom Three

4.18 m x 2.25 m (13'9" x 7'5")

UPVC window to front aspect, radiator, fitted wardrobes to one wall.

#### Lounge

7.58 m x 3.30 m (24'10" x 10'10")

UPVC floor to ceiling window to side garden, UPVC window to front aspect, laminate flooring, radiator, feature log burner, tv point, opening to kitchen diner.

#### Kitchen Diner

5.14 m x 3.34 m (16'10" x 10'11")

UPVC window to front aspect, a modern fitted kitchen with base and wall units, work top, sink unit, integrated oven, hob and extractor above, space for american style fridge freezer, integrated dishwasher, tall larder cupboard, tv point, tiled flooring, door to inner hall.

#### Inner Hall

Doors to bedrooms, bathroom, storage cupboard, utility room, radiator.

#### Utility Room

Plumbing for washing machine, space for drier, wall mounted

boiler.

#### Bedroom

3.91 m x 2.95 m (12'10" x 9'8")

UPVC window to side aspect, radiator, fitted wardrobes.

#### Bedroom

2.80 m x 2.41 m (9'2" x 7'11")

UPVC window to rear aspect, radiator.

#### Main Bedroom

3.99 m x 3.39 m (13'1" x 11'1")

UPVC window to side aspect, a range of fitted wardrobes with feature lighting, dressing table and bedside drawers, radiator.

#### Bathroom

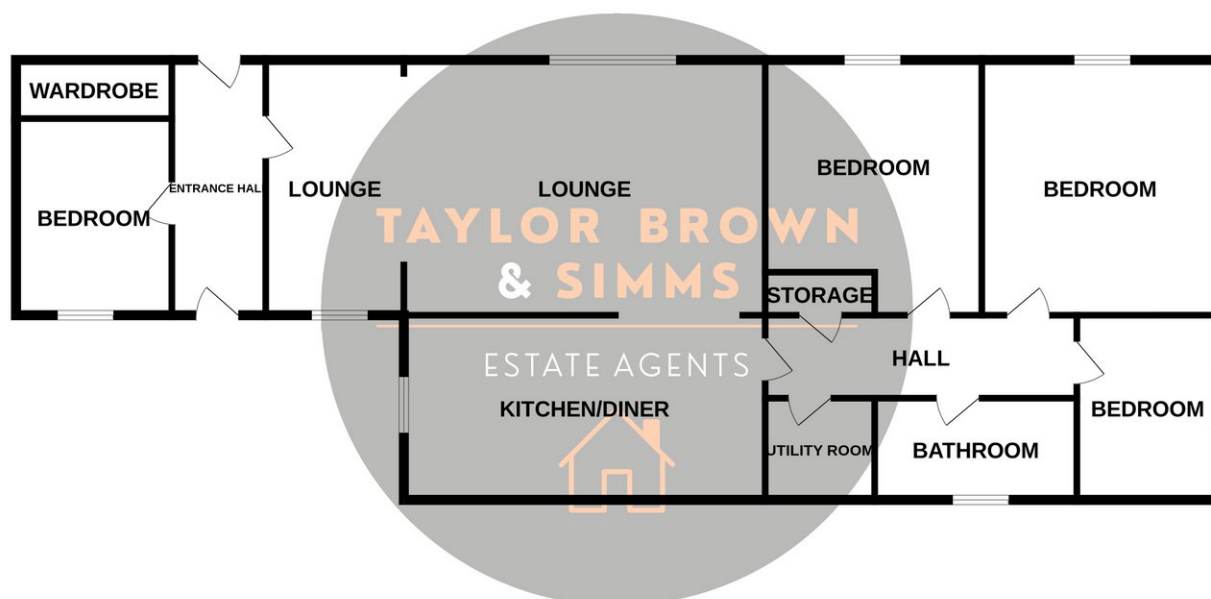
UPVC window to side aspect, a modern fitted three piece suite comprising of panelled bath with shower above and shower screen, WC and hand wash basin set in a vanity unit, tiled walls, tiled flooring, towel rail.

#### Outside

To the front of the property is off street parking with EV charger, side garden which is mainly laid to lawn, to the side if a further lawned area with a pathway leading to the rear garden.

To the rear is a decking area, with summer house, lawned area, mature shrubs and being enclosed via panelled fencing.

## GROUND 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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