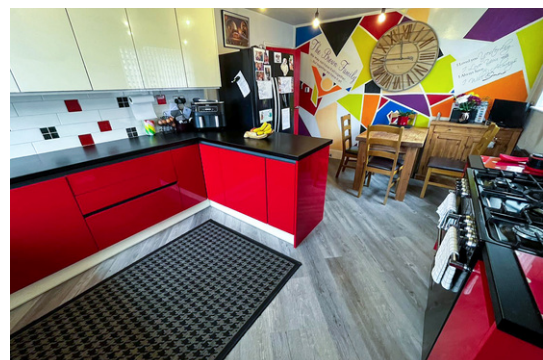


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Garnett Avenue Heanor Derbyshire , DE75 7AS **£300,000**



FEATURES:

- DETACHED BUNGALOW
- THREE BEDROOMS
- LOFT BEDROOM
- MODERN FITTED KITCHEN DINER
- MODERN FITTED SHOWER ROOM
- WC TO LOFT ROOM
- OUTBUILDINGS TO THE REAR
- GOOD SIZED GARDEN
- CONSERVATORY
- GAS CENTRAL HEATED

COUNCIL TAX BAND: D EPC RATING: D

Entrance Storm Porch
UPVC door to entrance hallway

Entrance Hallway
A colourful entrance providing doors to all rooms, radiator, solid wood flooring, storage cupboard.

Lounge
5.65 m x 3.47 m (18'6" x 11'5")
UPVC bay window to front aspect, radiator, feature fireplace.

Kitchen Diner
5.49 m x 3.50 m (18'0" x 11'6")
UPVC window to rear aspect, UPVC window to side aspect, UPVC door to rear garden. Fitted kitchen with base and wall units with work top, sink unit, integrated dishwasher and washing machine, range cooker (negotiable) with extractor above, part tiled walls, wall mounted heater.

Bathroom
UPVC window to rear aspect, a modern three piece suite comprising of double shower, WC and hand wash basin set in a vanity unit, tiled flooring, tiled walls, feature heated towel rail, this room has automatic sensor lighting.

Bedroom Two
3.57 m x 3.50 m (11'9" x 11'6")
UPVC patio doors leading to the conservatory, solid wood flooring, radiator, tv point.

Conservatory
4.00 m x 3.09 m (13'1" x 10'2")
UPVC built, with UPVC doors to rear

aspect, laminate flooring, radiator.

Master Bedroom
3.48 m x 3.45 m (11'5" x 11'4")
UPVC window to front aspect, radiator, door to dressing room.

Dressing room
UPVC window to side aspect, fitted wardrobes and drawers, wall mounted boiler.

Door to first floor.
Stairs rising to the loft bedroom.

Loft bedroom
Three velux windows, door to WC, glass and stainless steel modern balustrade.

WC
Two piece suite comprising of WC and hand wash basin.

Gym / office space
6.02 m x 2.44 m (19'9" x 8'0")
Outside there is a separate room which is currently being used as a gym, but could be used as office space.
UPVC Window and door to front aspect.

Outside
To the front of the property is ample off street parking leading to a detached garage.
To the rear of the property is a good sized garden with patio area, lawned area, brick built storage sheds with light and power connected and being enclosed.



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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