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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Starthe View, Hands Road, Heanor, DE75 7HB **£440,000**



FEATURES:

- DETACHED PROPERTY
- FOUR GOOD SIZED BEDROOMS
- EN SUITE TO MASTER BEDROOM
- GATED CUL DE SAC COMMUNITY
- CLOSE TO SCHOOLS AND AMENITIES
- CONSERVATORY TO REAR
- OFF STREET PARKING AND GARAGE
- CINEMA ROOM
- VIEWING ESSENTIAL
- BEAUTIFUL PROPERTY THROUGHOUT

COUNCIL TAX BAND: D EPC RATING: C

Hallway

Enter through the uPVC glass panelled door into the hallway which has a radiator and stairs to the first floor with storage underneath. The hall gives access to the lounge, cinema room and kitchen/diner.

Lounge

5.70 m x 3.60 m (18'8" x 11'10")
With radiator and large bay window to the front elevation.

Cinema Room

3.90 m x 2.40 m (12'10" x 7'10")
Converted from the integral garage, the cinema room is a wonderful addition for film fans but has a number of different uses, from home office to playroom. There is a central heating radiator and access to the front part of the garage which has been kept for storage.

Kitchen Diner

6.10 m x 3.00 m (20'0" x 9'10")
Grey storage units above and below a wooden worksurface with overhang breakfast bar and housing a Belfast style sink with drainer and a freestanding cooker with five-ring gas hob and electric double oven. The kitchen boasts an integrated dishwasher and wine cooler, housing for an over-sized fridge-freezer, radiator and window to the rear elevation. There is a tiled floor and splashbacks, access to the utility room and the kitchen/diner opens out into the garden room / conservatory

Garden Room / Conservatory

3.00 m x 2.80 m (9'10" x 9'2")
With French doors leading onto the rear patio and a feature window wall to the rear elevation benefitting from open aspect views.

Utility Room

2.10 m x 2.00 m (6'11" x 6'7")
Cream storage units above and below a wooden worksurface housing a composite 1 & ½ bowl sink with drainer. There is plumbed space for a washer and dryer, tiled floor continued from the kitchen, access to the cloakroom wc and a uPVC glass panelled door to the rear garden.

Downstairs WC

White two-piece suite comprising of vanity sink and hidden cistern wc, the room has a radiator, tiled floor and window to the side elevation

First floor landing

Stunning landing with doors leading onto a balcony to the front, doors to bedrooms and bathroom, loft access point, storage cupboard.

Master Bedroom

3.90 m x 3.60 m (12'10" x 11'10")
With sliding door built-in wardrobes, radiator and window to the front elevation.

En Suite

Double sized mixer shower cubicle with large head and separate handheld attachment, the sink and hidden cistern wc are integrated into a vanity unit with storage and worksurface, the room boasts a towel rail radiator and tiled walls.

Bedroom Two

3.60 m x 2.80 m (11'10" x 9'2")

With sliding door built-in wardrobes, radiator and window to the rear elevation.

Bedroom Three

3.30 m x 2.60 m (10'10" x 8'6")

With radiator and window to the rear elevation, there is an alcove storage area to house freestanding furniture or to be used for a built-in wardrobe.

Bedroom Four

3.30 m x 2.60 m (10'10" x 8'6")

With radiator and window to the front elevation, there is an alcove storage area to house freestanding furniture or to be used for a built-in wardrobe

Bathroom

White three-piece suite comprising of bath with mixer shower over, sink and hidden cistern wc built into a vanity unit with worksurface, the room boasts a towel rail radiator and tiled walls.

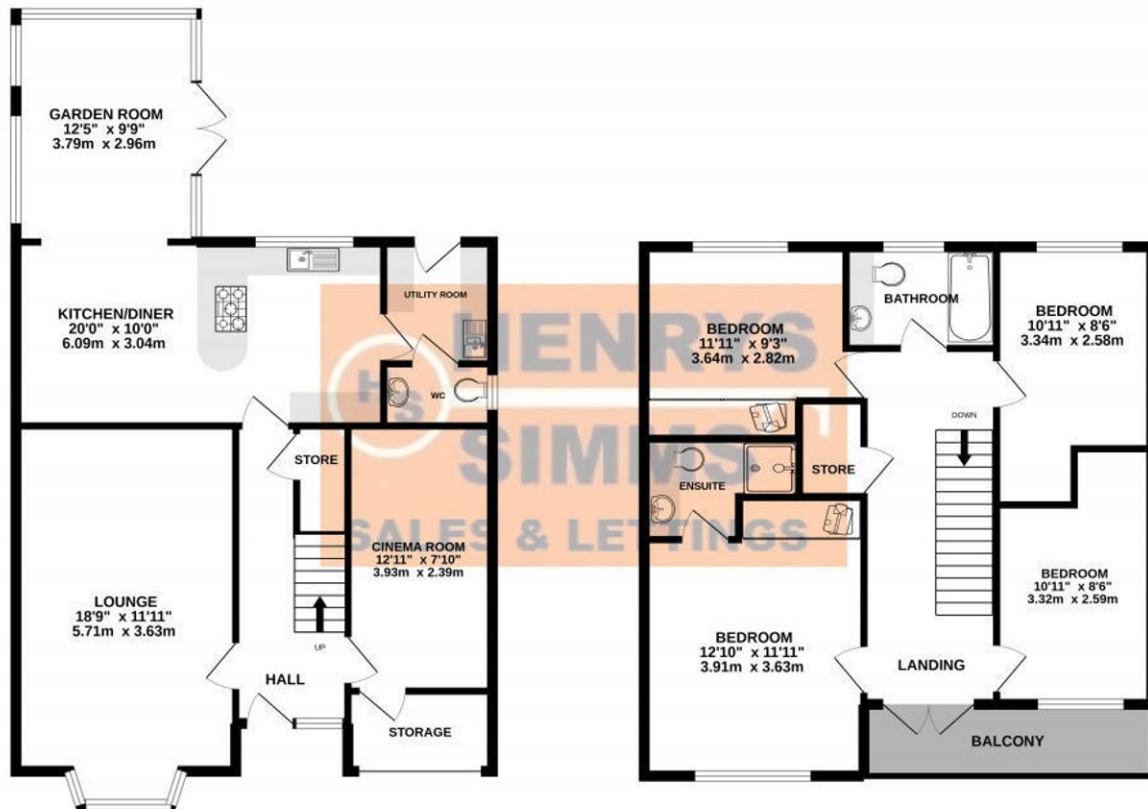
Outside

Front: Block paved driveway with small lawn adjacent leads to the front door and continues to gated paved pathways that run either side of the property giving external access to the rear garden. The garage has been mainly converted with just a storage area at the front with power, lighting and an electric roller shutter door.

Rear: Paved patio immediately behind the property with steps leading up to the rear door and French doors to the garden room. There are three areas of lawn (2 artificial & 1 real) amongst raised beds housing established trees, an outside tap, power points and fixed up lights, and the whole garden is fully enclosed with post & panelled fencing.

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.

1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 1589 sq.ft. (147.7 sq.m.) approx.
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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