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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

England Crescent, Heanor, Derbyshire , DE75 7BE
£260,000



FEATURES:

- DETACHED BUNGALOW
- TWO / THREE BEDROOMS
- MODERN FITTED KITCHEN DINER
- CONSERVATORY
- DETACHED GARAGE AND AMPLE OFF STREET PARKING
- STUNNING REAR GARDEN
- CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- VIEWING ESSENTIAL

COUNCIL TAX BAND: C EPC RATING: TBC

Entrance Hallway

Laminate flooring, radiator, this room could potentially be changed into a 3rd bedroom, door hall.

Hall

Doors to all rooms, storage cupboard, laminate flooring.

Lounge

5.56 m x 3.43 m (18'3" x 11'3")
UPVC window to side aspect, and front aspect, laminate flooring, radiator, feature fireplace, radiator.

Kitchen Diner

5.09 m x 2.79 m (16'8" x 9'2")
UPVC window to front and two windows to side aspect, modern fitted kitchen comprising of base and wall units, plumbing for washing machine, space for drier, space for tall fridge freezer, two radiators, cooker.

Bedroom One

3.34 m x 2.98 m (10'11" x 9'9")
UPVC window to rear aspect, radiator, fitted wardrobes.

Bedroom Two

3.85 m x 2.90 m (12'8" x 9'6")
UPVC sliding doors leading to conservatory, laminate flooring, radiator.

Conservatory

3.23 m x 3.41 m (10'7" x 11'2")
UPVC building with windows and french doors to rear aspect, tiled flooring.

Bathroom

UPVC window to side aspect, modern three piece suite comprising of panelled bath with shower above, Pedestal hand wash, WC, tiled flooring, part tiled walls, radiator.

Outside

To the front of the property is a block paved driveway with low level gate leading to a single detached garage. To the front is also a gravelled decorative area with mature shrubs.

To the rear of the property is a paved patio seating area, gravelled beds with mature shrubs and borders, lawned area and being enclosed via panelled fencing.

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.