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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Nursery Avenue, West Hallam, Derbyshire , DE7 6JB **£395,000**



FEATURES:

- EXTENDED DETACHED BUNGALOW
- THREE BEDROOMS
- MODERN FITTED FOUR PIECE BATHROOM
- RECENTLY REFITTED KITCHEN DINER
- SOUGHT AFTER LOCATION
- DOUBLE GARAGE AND AMPLE OFF STREET PARKING
- LOW MAINTENANCE GARDENS
- GOOD SIZED LOUNGE
- CLOSE TO LOCAL AMENITIES
- VIEWING ESSENTIAL

COUNCIL TAX BAND: C EPC RATING: B

Entrance Hallway
Doors to bedrooms, bathroom, lounge, radiator.

Bedroom One
4.57 m x 2.85 m (15'0" x 9'4")
UPVC window to front aspect, fitted wardrobes, bedside tables and drawers, radiator.

Bedroom Two
3.54 m x 3.85 m (11'7" x 12'8")
UPVC window to front aspect, radiator.

Bedroom Three
2.29 m x 2.37 m (7'6" x 7'9")
UPVC window to side aspect, radiator.

Bathroom
UPVC window to front aspect, four piece suite comprising of shower cubicle, panelled bath, WC and hand wash basin set in a vanity unit, towel rail, tiled walls, tiled flooring.

Lounge
3.97 m x 5.47 m (13'0" x 17'11")
UPVC patio doors to rear garden, tv point, radiator, door to kitchen

diner.

Kitchen Diner
5.63 m x 3.81 m (18'6" x 12'6")
Two UPVC windows to front aspect, UPVC window to rear garden, UPVC french doors to rear garden, beautiful roof lantern letting in natural light, making the room feel light and airy. A modern fitted kitchen comprising of base and wall units with work top, sink unit, integrated appliances including, oven, microwave, induction hob and Neff extractor above, fridge freezer, washing machine, dishwasher, tiled flooring with under floor heating.

outside

To the rear of the property is a paved patio area, potting shed / outbuilding, mature shrubs and borders, being enclosed via panelled fencing. Double garage with up and over doors to the front, power and light connected. To the front of the property is a gravelled area, paved area, and mature shrubs and borders, being enclosed via bushes.

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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