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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Howitt Street Heanor Derbyshire , DE75 7AU Offers Over £200,000



FEATURES:

- FOUR DOUBLE BEDROOMS
- EN SUITE
- PLUS LARGE BATHROOM
- TWO RECEPTION ROOMS
- LARGE FITTED MODERN KITCHEN
- SOUGHT AFTER LOCATION
- GOOD SIZED REAR GARDEN WITH WOODEN SHED
- THREE STOREY
- SPACIOUS ACCOMMODATION
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: TBC

Lounge

4.39 m x 3.51 m (14'5" x 11'6")

UPVC window and door to front aspect, radiator, tv point, feature fireplace, door to inner hallway.

Inner Hallway

Door to a spacious pantry cupboard / utility area with UPVC window to side aspect and tumble drier, and low level freezer. Stairs rising to the first floor, door to dining room.

Dining Room

4.06 m x 3.90 m (13'4" x 12'10")

UPVC window to rear aspect, fireplace, radiator, door to kitchen.

Kitchen

5.94 m x 2.20 m (19'6" x 7'3")

Two UPVC windows to side aspect, Stable door to rear garden, spacious fitted kitchen with modern base and wall units with work top and upstands, sink unit, integrated double Neff Oven, hob and extractor above, space for tall fridge freezer, wine fridge, integrated dishwasher, plumbing for washing machine.

First floor landing

Doors to bedrooms 1 and 2 and bathroom, stairs rising to the second floor.

Bedroom One

4.15 m x 3.63 m (13'7" x 11'11")

Two UPVC windows to front aspect, radiator.

Bedroom Two

3.87 m x 3.05 m (12'8" x 10'0")

UPVC window to rear aspect, radiator, storage cupboard.

Bathroom

UPVC Window to rear aspect, three piece suite comprising of panelled bath with shower above, WC and hand wash basin set in a vanity unit, towel radiator with electric summer switch, part tiled walls.

Second Floor landing.

Doors to bedrooms three and four.

Bedroom Three

3.61 m x 1.89 m (11'10" x 6'2")

Velux window to front aspect, electric radiator with timer.

Bedroom Four

3.40 m x 3.28 m (11'2" x 10'9")

UPVC dormer window to rear aspect, electric radiator with timer, door to en suite.

En Suite

UPVC window to rear aspect, three piece suite comprising of shower cubicle, WC and hand wash basin, part tiled walls, electric heater.

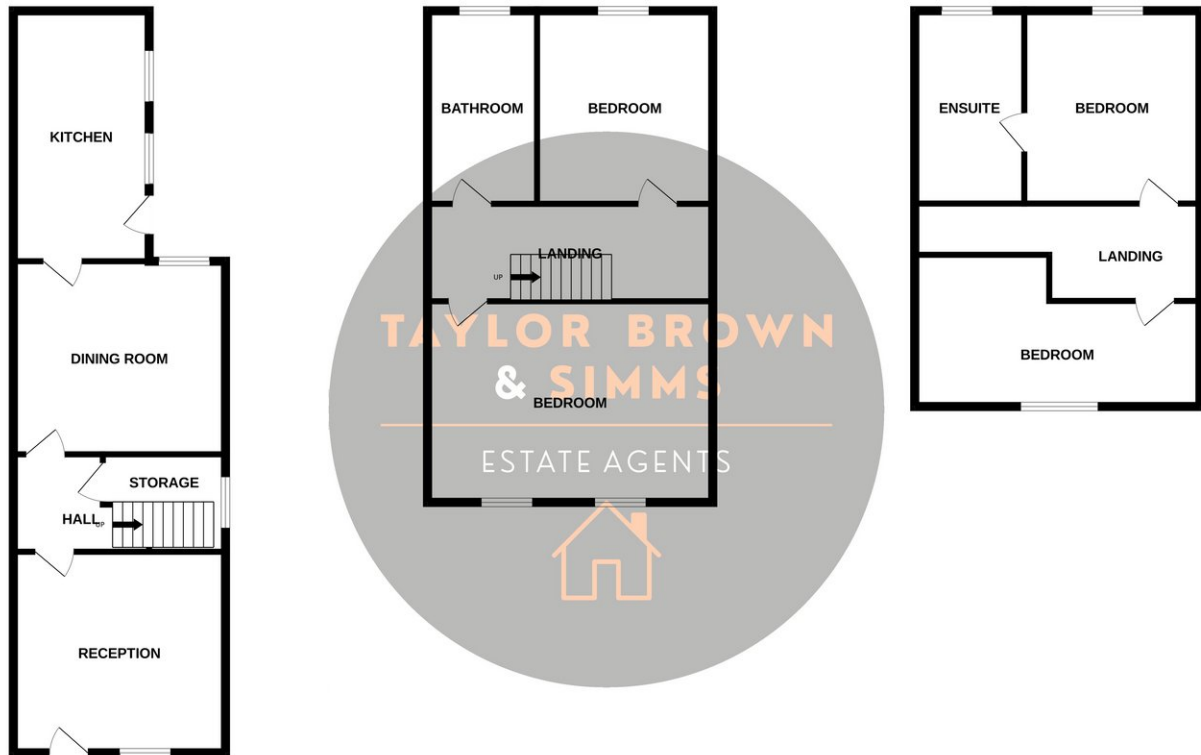
Outside

To the rear of the property is a paved area, with steps rising to a decking area, lawned area, shrubs and borders, and a pergola seating area. Gated access to a further area with wooden garden shed.

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.

1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.

2ND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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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