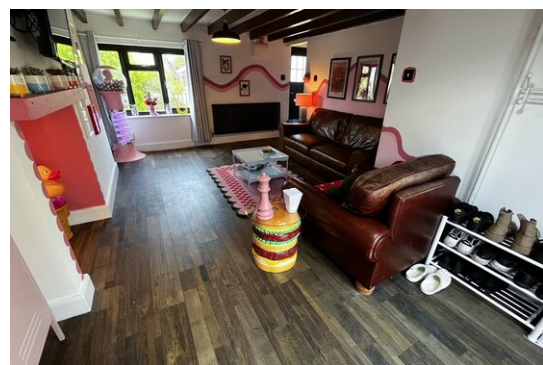


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Mundys Drive, Heanor, Derbyshire , DE75 7BR
£220,000



FEATURES:

- FOUR BEDROOMS
- COTTAGE
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- DOWNSTAIRS WC
- MODERN BATHROOM
- REAR GARDEN
- SOUGHT AFTER LOCATION
- MILLER MUNDY COTTAGES
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: D

Entrance Area

Stairs rising to the first floor, door to dining room and opening to lounge.

Lounge

6.03 m x 4.16 m (19'9" x 13'8")

UPVC window front, UPVC french doors to rear, laminate flooring, feature radiators, tv point.

Dining Room

3.69 m x 3.31 m (12'1" x 10'10")

UPVC window to front, feature radiator, laminate flooring, under stairs storage cupboard, door to kitchen.

Kitchen

2.26 m x 4.35 m (7'5" x 14'3")

UPVC window to rear, modern fitted kitchen with base and wall units with work top, sink unit, plumbing for dishwasher, integrated oven, hob and extractor above, space for american style fridge freezer, part tiled walls, towel rail, door to downstairs WC

Downstairs WC

UPVC window to rear, WC, hand wash basin, radiator.

First floor landing

Doors to bedrooms and bathroom.

Bedroom

3.72 m x 3.32 m (12'2" x 10'11")

UPVC window to front, radiator, laminate flooring, tv point.

Bedroom

4.22 m x 2.18 m (13'10" x 7'2")

UPVC window to rear aspect, radiator, laminate flooring.

Bedroom

4.24 m x 2.75 m (13'11" x 9'0")

UPVC window to front, radiator, laminate flooring.

Bedroom

3.14 m x 2.30 m (10'4" x 7'7")

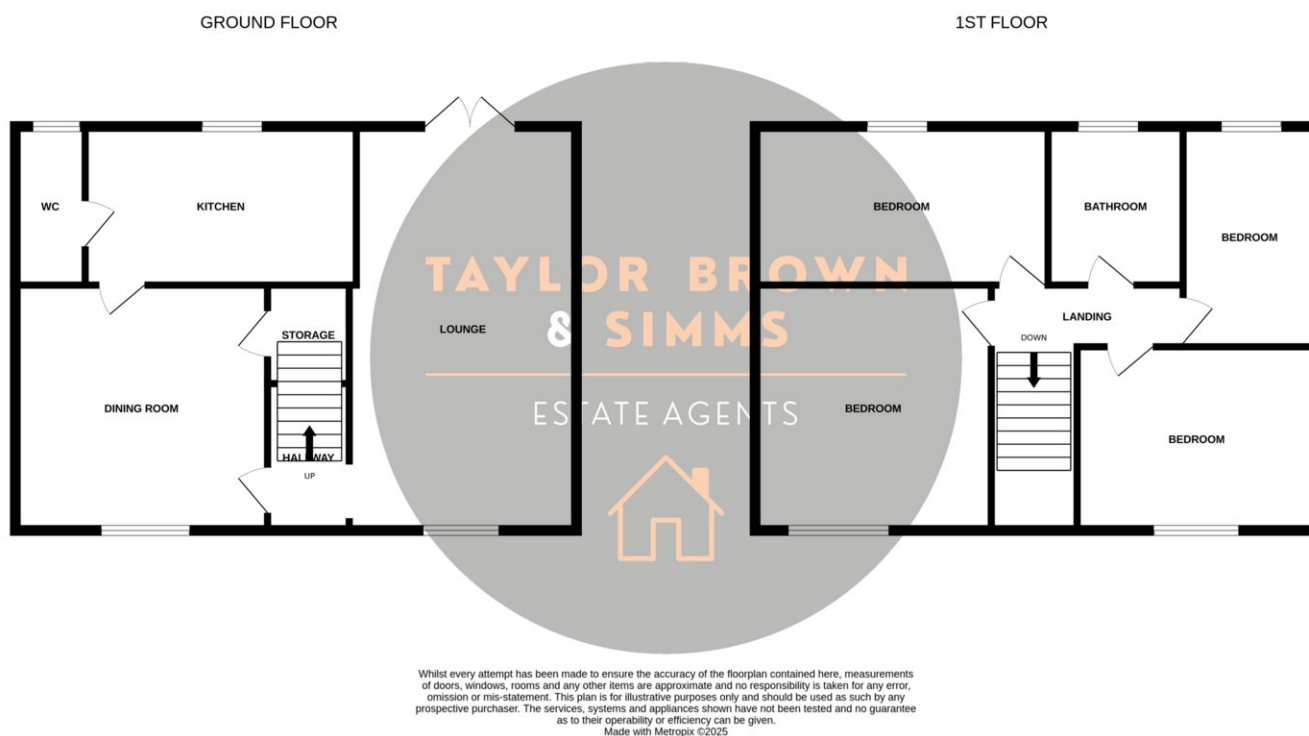
UPVC window to rear, radiator, laminate flooring.

Bathroom

UPVC window to rear aspect, three piece suite comprising of panelled bath, WC, hand wash basin, storage cupboard, radiator.

Outside

To the rear is a low maintenance garden with paved areas, outbuilding and wooden shed, 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.