

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Mundys Drive, Heanor, Derbyshire , DE75 7BR
£235,000



FEATURES:

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- CORNER PLOT
- QUIET CUL DE SAC LOCATION
- AMPLE OFF STREET PARKING AND GARAGE
- GOOD SIZED GARDEN
- LOUNGE DINER
- GREAT SIZED PROPERTY
- VIEWING ESSENTIAL
-

COUNCIL TAX BAND: C EPC RATING: D

Entrance Hallway

Stairs rising to the first floor, under stairs storage cupboard, radiator, door to lounge diner, UPVC window to side.

Lounge Diner

7.56 m x 3.34 m (24'10" x 10'11")
UPVC window to front, UPVC patio doors to rear, laminate flooring, radiator, tv point, door to kitchen.

Kitchen

3.32 m x 2.42 m (10'11" x 7'11")
UPVC window to rear aspect, a modern fitted kitchen comprising of base and wall units with roll top work surface, sink unit, integrated new oven, hob and extractor above, plumbing for washing machine, space for fridge, part tiled walls, tiled flooring.

First floor landing

doors to bedrooms and bathroom.

Bedroom One

3.52 m x 3.45 m (11'7" x 11'4")
UPVC window to rear aspect, radiator.

Bedroom Two

3.50 m x 2.74 m (11'6" x 9'0")
UPVC window to rear aspect, radiator.

Bedroom three

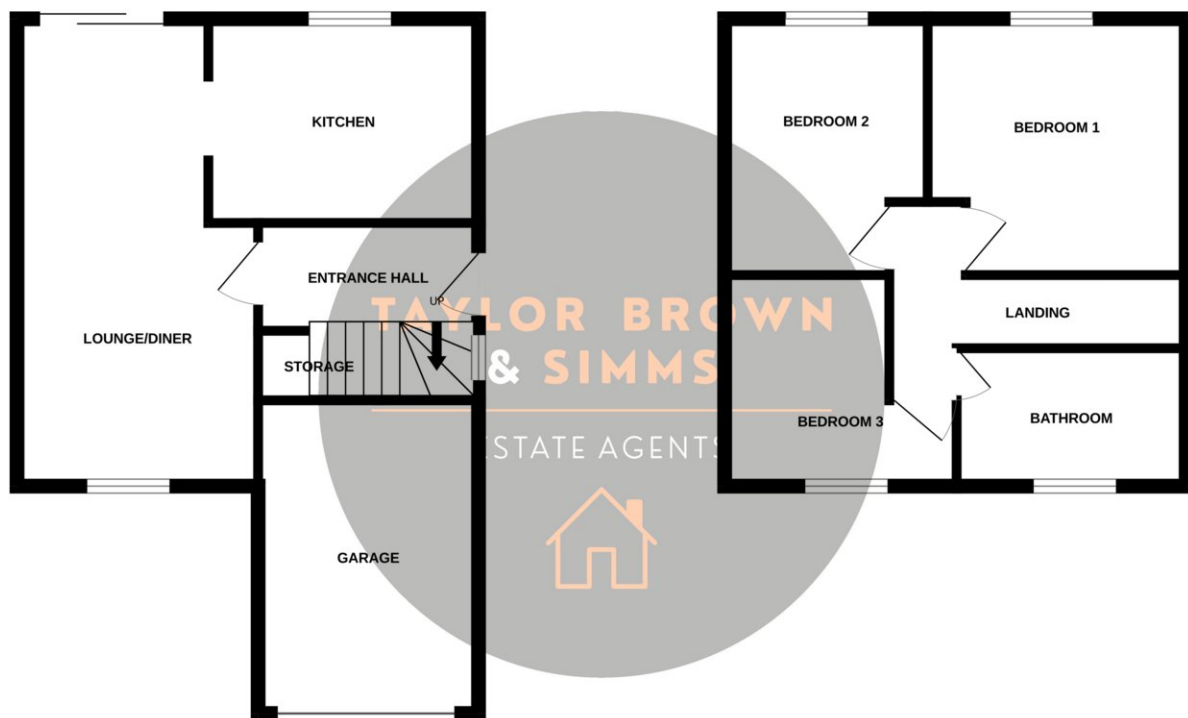
3.66 m x 3.34 m (12'0" x 10'11")
UPVC window to front aspect, radiator.

Bathroom

UPVC window to front aspect, four piece suite comprising of panelled corner bath, shower cubicle, pedestal hand wash basin, WC, fully tiled walls, radiator.

Outside

To the front is a lawned area, off street parking leading to a garage. To the rear of the property is a paved area, gravelled area, with mature shrubs and borders and being enclosed via panelled fencing. To the side is a decking area, with power and water, with a gazebo and roofing.



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.
Made with Metropix ©2025

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.