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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Fletcher Street, Heanor, Derbyshire , DE75 7PG
£220,000



FEATURES:

- THREE GOOD SIZED BEDROOMS
- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- DOWNSTAIRS WC
- MODERN FITTED BATHROOM
- LANDSCAPED GARDENS
- CLOSE TO LOCAL AMENITIES AND SHOPS
- CLOSE TO TOWN CENTRE
- VIEWING ESSENTIAL

COUNCIL TAX BAND: B EPC RATING: C

Entrance porch
Composite door to the front, door to entrance hallway.

Entrance hall
Stairs to the first floor, modern wall panelling, door to dining room, radiator.

Dining room
3.79 m x 3.61 m (12'5" x 11'10")
UPVC door to rear, opening to lounge, feature walls, radiator, feature alcove, opening to lounge, wood effect flooring.

Lounge
3.61 m x 3.54 m (11'10" x 11'7")
UPVC bay window to front, radiator, wood effect flooring, feature wall, tv point.

Kitchen
4.27 m x 2.52 m (14'0" x 8'3")
UPVC windows to rear aspect and side aspect, modern fitted kitchen with base and wall units, sink unit, work top, feature tiled splash back, plumbing for washing machine, integrated oven, hob and extractor above, space for drier, space for fridge, tiled flooring, door to downstairs wc.

First floor landing
Doors to bedrooms and bathroom,

loft access point, wood effect flooring.

Bedroom one
3.68 m x 3.49 m (12'1" x 11'5")
Two UPVC windows to front, radiator, wood effect flooring, fitted storage to one wall.

Bedroom Two
2.80 m x 3.78 m (9'2" x 12'5")
UPVC window to rear aspect, wood effect flooring, fitted wardrobes and storage, spot lighting, radiator.

Bedroom Three
2.07 m x 2.52 m (6'9" x 8'3")
UPVC window to rear, radiator, wood effect flooring.

Bathroom
UPVC window to side aspect.
Modern fitted suite comprising of double shower, wc and hand wash basin set in a vanity unit, tiled walls, towel rail.

Outside
To the rear of the property is a decking seating area, lawned garden, mature shrubs and borders. Paved areas, Brick built shed which houses the wall mounted boiler. Being enclosed via panelled fencing.



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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