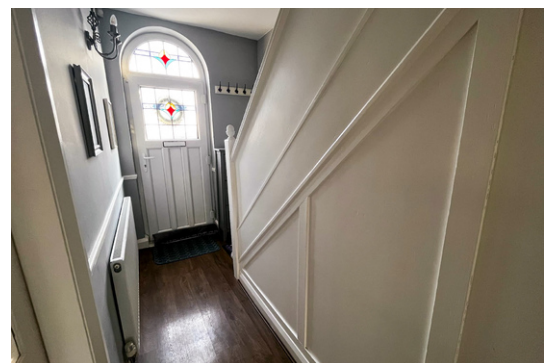
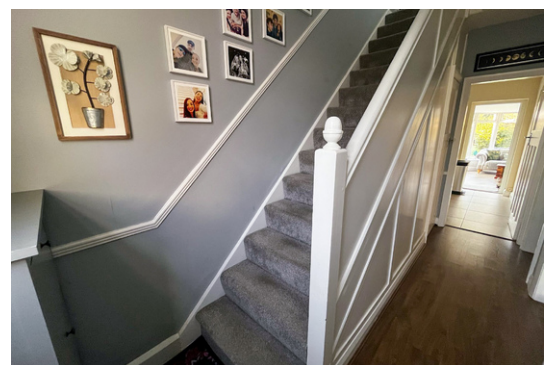


2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Hassock Lane North, Shipley, Heanor, Derbyshire , DE75 7JB Offers Over £300,000



### **FEATURES:**

- THREE BEDROOMS
- SEMI DETACHED
- TUCKED AWAY LOCATION
- MUCH SOUGHT AFTER LOCATION IN SHIPLEY
- THREE RECEPTION ROOMS
- CONSERVATORY
- ENCLOSED PRIVATE GOOD SIZED GARDEN
- AMPLE OFF STREET PARKING
- PRIVATE DRIVEWAY
- UTILITY AREA AND EXTRA STORAGE

**COUNCIL TAX BAND: B EPC RATING: D**

#### Entrance Hallway

Stairs rising to the first floor, laminate flooring, under stairs storage cupboard, radiator, doors to kitchen, lounge and dining room.

#### Lounge

3.85 m x 3.10 m (12'8" x 10'2")  
UPVC bay window to front aspect, radiator, fitted shelves with lighting, laminate flooring, opening to dining room.

#### Dining Room

4.06 m x 3.40 m (13'4" x 11'2")  
UPVC french doors leading to conservatory, feature fire, laminate flooring, feature wall lights, radiator.

#### Kitchen

3.43 m x 2.77 m (11'3" x 9'1")  
UPVC window to front and rear aspect, beautifully fitted kitchen with base and wall units with granite work top and inset sink, integrated fridge, dishwasher, oven, hob and extractor above, water filtration system (Virgin Pure) tiled flooring, UPVC door to conservatory.

#### Conservatory

3.89 m x 4.10 m (12'9" x 13'5")  
UPVC built with UPVC french doors to rear aspect, doors to utility room and storage cupboard, herringbone flooring.

#### Utility Room

Plumbing for washing machine.

#### First Floor Landing

Doors to bedrooms and bathroom, UPVC window to side aspect.

#### Bedroom One

4.17 m x 2.67 m (13'8" x 8'9")  
UPVC window to rear aspect, fitted wardrobes to one wall, radiator.

#### Bedroom Two

2.97 m x 2.95 m (9'9" x 9'8")  
UPVC window to front aspect, fitted storage, radiator.

#### Bedroom Three

2.35 m x 2.05 m (7'9" x 6'9")  
UPVC window to front aspect, radiator, laminate flooring, currently being used as a office.

#### Bathroom

UPVC window to rear aspect, beautifully fitted bathroom suite comprising of WC, hand wash basin in a vanity unit, claw feet bath with shower above, part tiled walls, radiator.

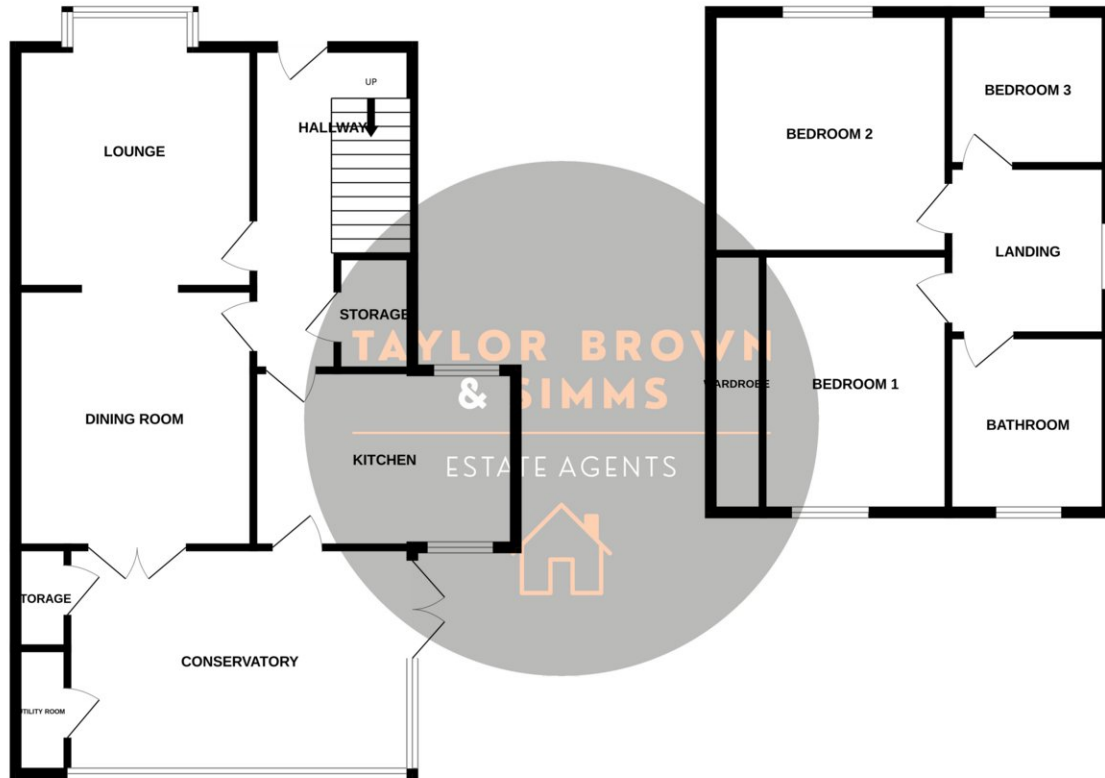
#### Outside

To the front is ample off street parking with a further area in front of the property for additional parking.

To the rear is a low maintenance landscaped garden, with artificial grass, decking areas, mature shrubs and borders and being enclosed.

GROUND FLOOR

1ST 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.  
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.