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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Brookfield Way, Heanor, Derbyshire , DE75 7NX**  
**£290,000**



**FEATURES:**

- DETACHED PROPERTY
- THREE BEDROOMS
- CORNER PLOT
- GARAGE AND DRIVEWAY
- CORNER PLOT GARDENS
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- EN SUITE TO MASTER BEDROOM
- REFITTED KITCHEN AND BATHROOMS
- SOUTH FACING GARDENS
- VIEWING ESSENTIAL

**COUNCIL TAX BAND: C EPC RATING: E**

**Entrance Hallway**  
Stairs rising to the first floor, radiator, doors to downstairs WC and lounge.

**Downstairs WC**  
Double glazed window to front aspect, two piece suite comprising of WC and pedestal hand wash basin with tiled splash back, radiator.

**Lounge**  
3.95 m x 4.50 m (13'0" x 14'9")  
Double glazed bay window to front aspect, feature fireplace, radiator, tv point, opening to dining room.

**Dining Room**  
3.53 m x 2.49 m (11'7" x 8'2")  
UPVC french doors leading to conservatory, radiator, door to kitchen.

**Kitchen**  
2.41 m x 3.43 m (7'11" x 11'3")  
Double glazed window, door to side, modern fitted kitchen comprising of base and wall units with work surface, sink unit, integrated oven, hob and extractor above, space for tall fridge freezer, under stairs storage cupboard.

**Conservatory**  
5.10 m x 4.10 m (16'9" x 13'5")  
UPVC built with french doors leading to rear garden, tiled flooring with UNDER FLOOR heating.

**First Floor Landing**

Double glazed window to side aspect, doors to bedrooms and bathroom.

**Bedroom One**  
3.74 m x 2.60 m (12'3" x 8'6")  
Double glazed window to rear aspect, radiator, door to en suite.

**En Suite**  
Modern fitted three piece suite comprising of hand wash basin and WC set in a vanity unit, shower cubicle, part tiled walls, radiator.

**Bedroom Two**  
3.53 m x 2.75 m (11'7" x 9'0")  
Double glazed window to front, radiator, fitted wardrobes to one wall.

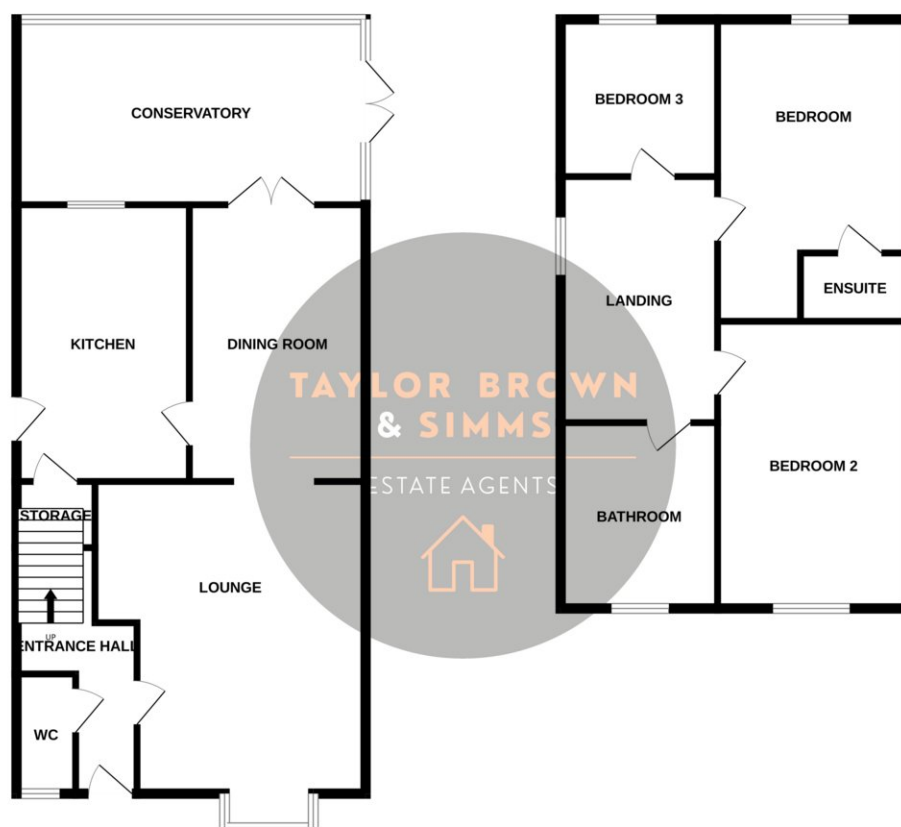
**Bedroom Three**  
2.69 m x 2.15 m (8'10" x 7'1")  
Double glazed window to rear, radiator, fitted wardrobes.

**Bathroom**  
Double glazed window to front aspect, a modern bathroom with panelled bath, WC and hand wash basin set in a vanity unit, part tiled walls, radiator.

**Outside**  
The property is set on a corner plot, to the front is a lawned garden with shrubs and pathway.  
To the rear is a south facing garden, with paved areas, lawned garden, shrubs and borders, gated access to the garage and driveway.

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.  
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