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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Laceyfields Road, Heanor, Derbyshire , DE75 7HJ
£290,000



FEATURES:

- THREE BEDROOMS
- GOOD SIZED PLOT
- DORMER BUNGALOW
- DOUBLE GARAGE AND AMPLE OFF STREET PARKING
- MAIN BEDROOM WITH DRESSING ROOM AND EN SUITE
- MAIN BATHROOM
- TWO TIERED ENCLOSED GARDEN
- AIR CONDITIONING
- IN NEED OF SOME MODERNISATION
- MUST BE VIEWED

Entrance hallway

Stairs rising to the first floor, radiator, doors to lounge, kitchen and bathroom, under stairs storage cupboard, storage cupboard.

Lounge

7.06 m x 4.09 m (23'2" x 13'5")
UPVC bay window to front aspect, two radiators, feature fireplace, UPVC patio doors to rear aspect, tv point.

Bathroom

UPVC window to rear aspect, three piece suite comprising of double shower with glass shower screen, radiator, WC, hand wash basin, laminate flooring, PVC cladding,

Kitchen Diner

UPVC windows to front and rear aspect, fitted kitchen comprising of base and wall units, integrated oven, hob and extractor above, integrated dishwasher, fridge freezer, breakfast bar area, vinyl flooring, radiator, door to rear hall.

Rear hall

Door to bedroom and opening to utility room.

Utility Room

UPVC window and Composite door leading to the rear garden, fitted base and wall units with plumbing for washing machine, space for drier, radiator.

Master Bedroom

5.53 m x 4.00 m (18'2" x 13'1")
UPVC bay window to front aspect, dressing area with fitted wardrobes with ample storage, bedside tables and drawers, radiator, door to en suite.

En suite

Three piece suite comprising of WC, hand wash basin, shower cubicle , part tiled walls, radiator.

First floor landing

Doors to bedrooms.

Bedroom Two

4.76 m x 3.83 m (15'7" x 12'7")
UPVC window to rear aspect, radiator.

Bedroom Three

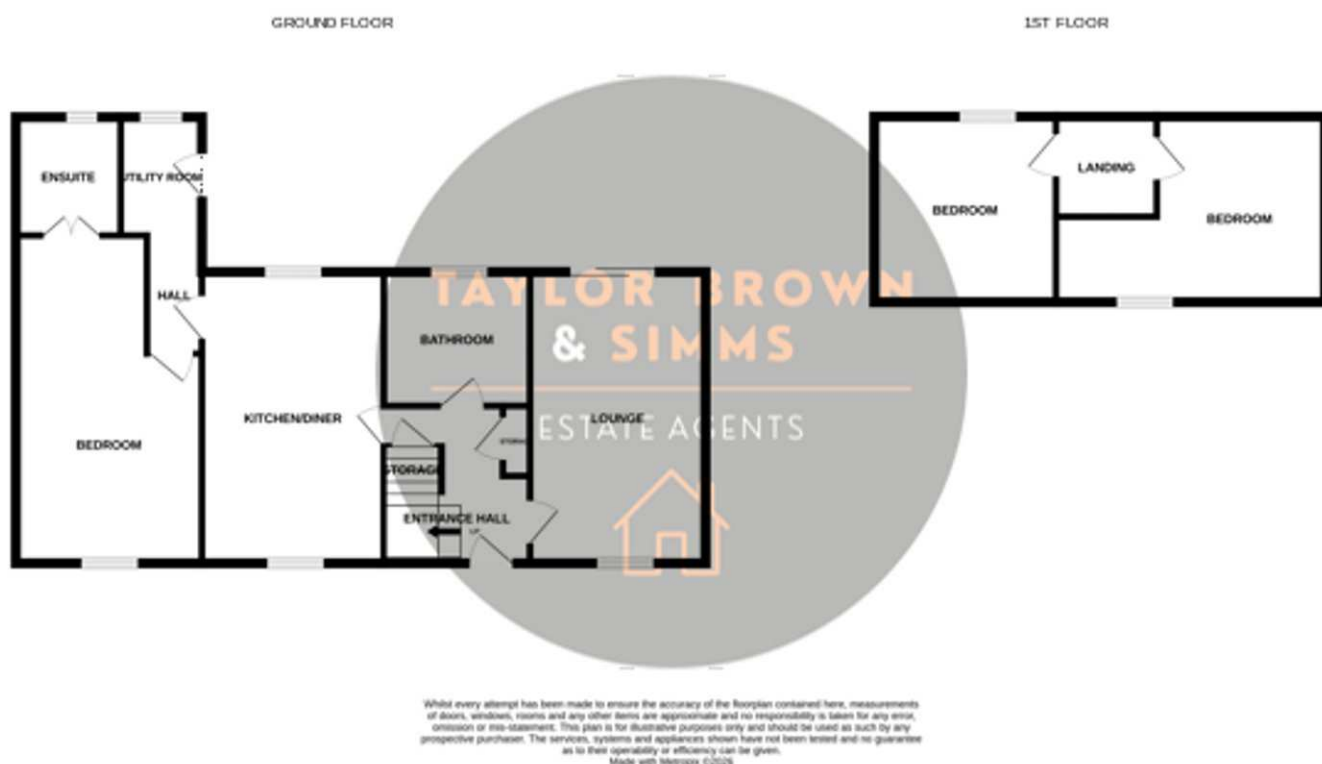
3.87 m x 2.70 m (12'8" x 8'10")
UPVC window to front aspect, radiator, storage.

Outside

To the side of the property is ample off street parking, double garage with gated access to the rear garden.

To the front of the property is a pebbled and shrubbed area.

To the rear of the property is a tiered garden with patio seating area with steps leading to a further patio area, mature shrubs and trees.



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.