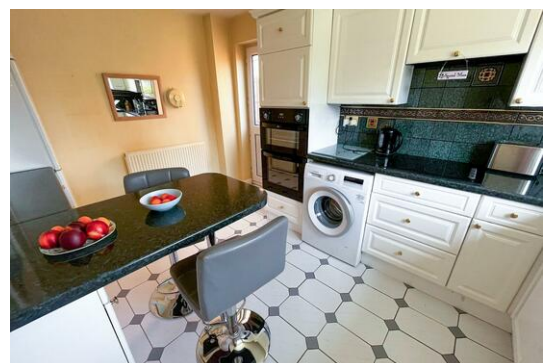


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

Peatburn Avenue, Heanor, Derbyshire , DE75 7RL  
**£250,000**



**FEATURES:**

- DETACHED PROPERTY
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN
- KITCHEN BREAKFAST ROOM
- GARAGE AND DRIVEWAY
- LANDSCAPED REAR GARDEN
- REFITTED SHOWER ROOM
- CLOSE TO SCHOOLS AND TRANSPORT LINKS
- VIEWING ESSENTIAL



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

#### Entrance Hallway

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

#### Kitchen Breakfast Room

4.23 m x 2.97 m (13'11" x 9'9")  
UPVC window to front, door to side, a range of base and wall units with roll top work surface, sink unit, part tiled walls, tiled flooring, integrated eye level oven, hob and extractor above, plumbing for washing machine, dishwasher, radiator.

#### Lounge

4.84 m x 4.34 m (15'11" x 14'3")  
UPVC french doors to rear garden, two radiators, tv point, feature fireplace.

#### First floor landing

Doors to bedrooms and bathroom, loft access point, radiator.

#### Bedroom One

3.77 m x 2.90 m (12'4" x 9'6")  
UPVC window to front, radiator, over stairs storage cupboard

housing the boiler, fitted wardrobes to one wall.

#### Bedroom Two

3.51 m x 2.15 m (11'6" x 7'1")  
UPVC window to rear, radiator.

#### Bedroom Three

2.60 m x 3.40 m (8'6" x 11'2")  
UPVC window to rear, radiator, fitted storage, wardrobe and dressing table.

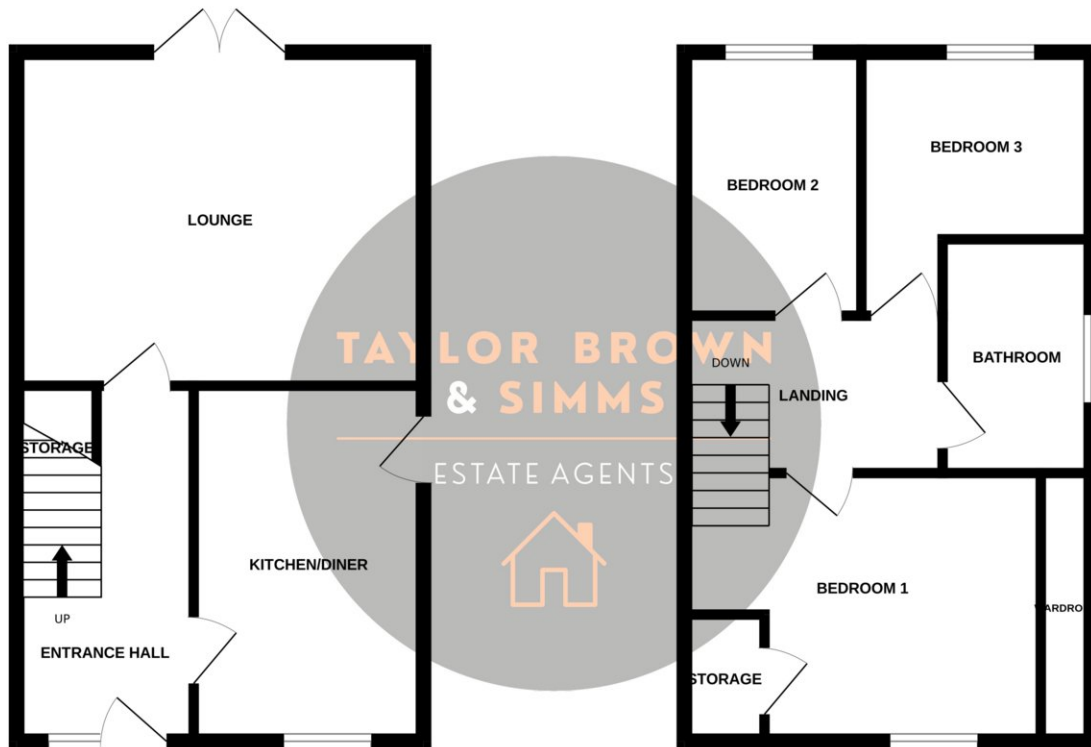
#### Bathroom

UPVC window to side, three piece suite comprising of double shower cubicle, WC and Pedestal hand wash basin, tiled flooring, tiled walls, towel rail.

#### Outside

To the front is a lawned area with mature shrubs, driveway to the side with double gated access leading to further parking and single detached garage.

To the rear of the property is a enclosed garden having lawned area, mature shrubs and borders and patio area.



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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