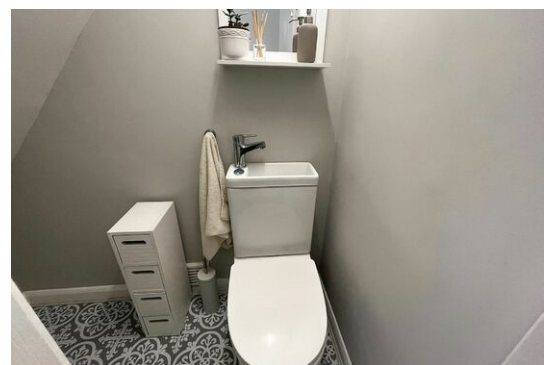
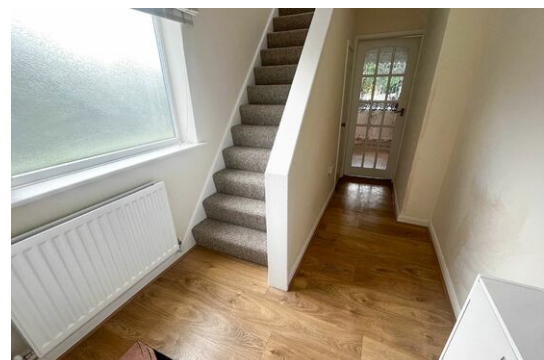


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Mundys Drive, Heanor, Derbyshire DE75 7BR £240,000



### **FEATURES:**

- THREE GOOD SIZED BEDROOMS
- SEMI DETACHED
- CORNER PLOT
- GOOD SIZED GARDEN
- AMPLE OFF STREET PARKING
- RECENTLY REFITTED SHOWER ROOM AND DOWNSTAIRS WC
- UPVC DOUBLE GLAZING
- RECENTLY REFITTED BOILER
- BEAUTIFULLY PRESENTED
- VIEWING ESSENTIAL

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

#### **Entrance Hallway**

Stairs rising to the first floor, UPVC window to side aspect, storage cupboard, laminate flooring, radiator, doors to downstairs WC and Kitchen diner.

#### **Downstairs WC**

Modern suite with WC and hand wash basin.

#### **Kitchen Diner**

5.67 m x 3.29 m (18'7" x 10'10")  
UPVC Window to rear, UPVC door to side, UPVC patio to rear, Fitted kitchen comprising of base and wall units with roll top work surface, sink unit, plumbing for washing machine, integrated oven, hob and pantry cupboard, radiator, laminate flooring, opening into Lounge.

#### **Lounge**

4.27 m x 3.66 m (14'0" x 12'0")  
UPVC bay window to front, radiator, feature fireplace, tv point.

#### **First floor landing**

UPVC window to side aspect, doors to bedrooms and bathroom, radiator.

#### **Bedroom One**

4.23 m x 3.34 m (13'11" x 10'11")  
UPVC window to front, radiator, fitted wardrobes and storage.

#### **Bedroom Two**

3.38 m x 3.07 m (11'1" x 10'1")  
UPVC window to rear, radiator, storage cupboard, fitted wardrobes.

#### **Bedroom Three**

2.15 m x 2.22 m (7'1" x 7'3")  
UPVC window to front, radiator.

#### **Shower Room**

UPVC window to side, recently refitted shower room with double shower cubicle, WC, hand wash basin, aqua panel walls, towel rail.

#### **Outside**

To the side of the property is a gated access leading to off street parking. Lawned area, mature shrubs and flower beds and being enclosed.

To the rear is a further area of vegetable beds and lawned area.

To the front of the property is a gravelled area with mature shrubs and borders and conifers.

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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