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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Starthe View, Hands Road, Heanor, Derbyshire , DE75 7HB**  
**£450,000**



**FEATURES:**

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- GATED COMMUNITY
- PRIVATE CUL DE SAC LOCATION
- FITTED WARDROBES TO ALL BEDROOMS
- OPEN PLAN KITCHEN DINER
- UTILITY ROOM AND DOWNSTAIRS WC
- OFFERED WITH NO UPWARD CHAIN
- PRIVATE GARDEN
- VIEWING ESSENTIAL

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

#### Entrance Hallway

Stairs rising to the first floor, under stairs storage cupboard, tiled flooring, radiator, oak doors leading to lounge, garage, kitchen diner.

#### Lounge

6.48 m x 3.61 m (21'3" x 11'10")  
UPVC bay window to front aspect, tv point, carpet, oak double doors leading to kitchen diner.

#### Kitchen Diner

6.10 m x 3.05 m (20'0" x 10'0")  
UPVC window and french doors to rear garden, modern fitted kitchen with contrast fitted base and wall units, granite work top, sink unit, integrated double oven, hob and extractor above, space for american style fridge freezer, integrated dishwasher, wine storage units, spot lighting, tiled flooring.

#### Utility Room

2.13 m x 2.03 m (7'0" x 6'8")  
Door to rear aspect, matching units to the kitchen, base and wall units with granite work top, sink unit, integrated washing machine and tumble drier, spot lighting, tiled flooring, and door to downstairs WC.

#### Downstairs WC

Two piece suite comprising of WC and hand wash basin in a vanity unit.

#### First floor landing

French doors leading onto the front balcony area, Oak doors leading to the bedrooms and bathroom.

#### Master Bedroom

3.73 m x 3.66 m (12'3" x 12'0")  
UPVC window to front, radiator, oak door to en suite, fitted wardrobes.

#### En Suite

Three piece modern suite comprising of shower cubicle, hand wash and WC set in a vanity unit, part tiled walls, towel rail, tiled flooring and extractor fan.

#### Bedroom Two

3.20 m x 2.87 m (10'6" x 9'5")  
UPVC window to rear aspect, fitted wardrobes, radiator.

#### Bedroom Three

3.25 m x 2.62 m (10'8" x 8'7")  
UPVC window to front aspect, radiator, fitted wardrobes.

#### Bedroom Four

3.35 m x 2.59 m (11'0" x 8'6")  
UPVC window to rear aspect, radiator, fitted wardrobes.

#### Bathroom

UPVC window to rear, a modern three piece suite comprising of panelled bath with shower above, WC and hand wash set in a vanity unit, fitted mirror with cosmetic lighting, part tiled walls, tiled flooring, towel rail, extractor fan, spot lighting.

#### Outside

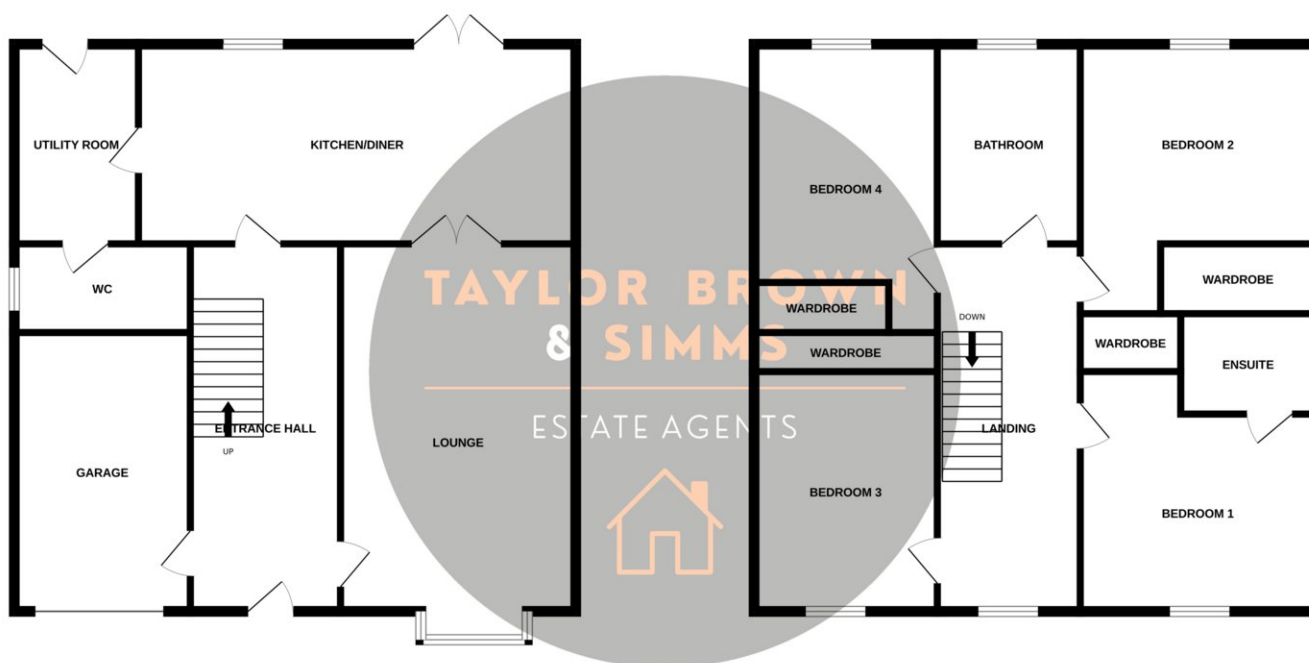
To the front is a block paved driveway providing ample off street parking and leading to a single detached garage, lawned area with shrubs and pebbled borders, gated access to the rear garden. To the rear is a paved seating area, lawned garden with mature shrubs and being enclosed via panelled fencing.

#### NOTE

The property does have Solar panels fitted. Rainwater harvesting system. Outside LED lighting.

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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