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TAYLOR BROWN & SIMMS
ESTATE AGENTS

Ray Street, Heanor, Derbyshire , DE75 7GF

Offers Invited £175,000







FEATURES:

- SPACIOUS FOUR BEDROOM FAMILY HOME
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- LOFT CONVERSION WITH BUILDING REGULATIONS
- POTENTIAL TO ADD AN EN-SUITE TO LOFT ROOM
- IMPRESSIVE 16' X 15' MASTER BEDROOM
- TWO RECEPTION ROOMS
- WELL PRESENTED MODERN KITCHEN
- MODERN THREE PIECE FAMILY BATHROOM
- REAR GARDEN MAINLY LAID TO LAWN
- POPULAR RESIDENTIAL LOCATION





COUNCIL TAX BAND: A EPC RATING: D

Entrance Porch
Accessed via a uPVC double glazed entrance door, with original tiled flooring and a further door leading through to the entrance hall.

Entrance Hall
Original tile flooring, stairs rising to the first floor and a useful understairs storage cupboard. Doors providing access to both reception rooms.

Lounge
4.04 m x 3.43 m (13'3" x 11'3")
A comfortable main reception room with a uPVC double glazed window to the front elevation, central heating radiator, TV point, feature inset gas fire with surround and coving to the ceiling.

Sitting/Dining Room
4.57 m x 3.71 m (15'0" x 12'2")
A versatile second reception room with wood-effect flooring, central heating radiator. uPVC double glazed window to the rear elevation and a door leading through to the kitchen.

Kitchen
3.66 m x 2.13 m (12'0" x 7'0")
Fitted with a range of wall and base units with complementary work surfaces incorporating an inset stainless steel sink. Space for an oven and plumbing/space for appliances including a washing machine and dishwasher. Tiled splashbacks, tiled flooring, central heating radiator, uPVC double glazed window to the side elevation and door leading through to the rear hall.

Rear Hall
with a further door leading to the family bathroom.

Family Bathroom
Fitted with a three-piece suite comprising panelled bath with shower over and glass shower screen, vanity wash hand basin and low-level WC. Central heating radiator, tiled splashbacks, tiled flooring and uPVC double glazed window to the rear elevation.

First Floor Landing
Carpeted flooring, useful overstairs storage cupboard, doors providing access to three bedrooms and stairs continuing to the second-floor master bedroom.

Bedroom Two
3.96 m x 4.32 m (13'0" x 14'2")
A spacious double bedroom with carpeted flooring, central heating radiator, feature original fireplace and two uPVC double glazed windows to the front elevation.

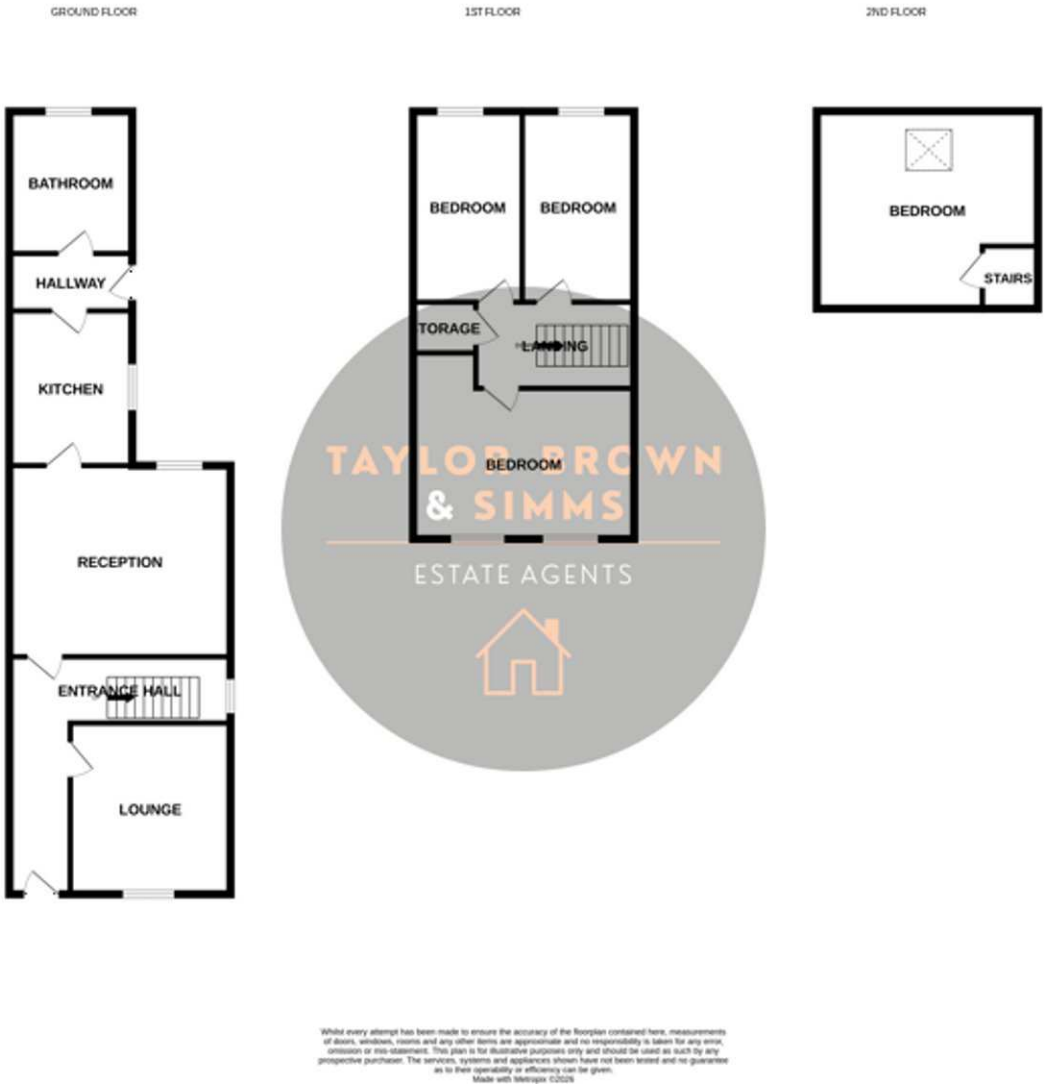
Bedroom Three
3.73 m x 3.48 m (12'3" x 11'5")
A further well-proportioned bedroom with carpeted flooring, central heating radiator, useful storage cupboard housing the combination boiler and a uPVC double glazed window overlooking the rear garden.

Bedroom Four
3.78 m x 1.98 m (12'5" x 6'6")
Carpeted flooring, central heating radiator and a uPVC double glazed window to the rear elevation.

Second Floor Master Bedroom
4.72 m x 5.08 m (15'6" x 16'8")
An exceptionally spacious principal

fitted wardrobes and a double glazed Velux-style window providing far-reaching views.
The loft conversion has been completed with building regulations, providing buyers with added reassurance. The excellent size of this room also offers fantastic potential to create an en-suite shower room, subject to any necessary consents and requirements, allowing a purchaser to create an impressive master suite.

Outside
The property is set back from the road with gated side access leading through to the rear garden.
The rear garden is mainly laid to lawn and features a decking seating area. There is also an outside cold water tap and power points.
The garden provides a pleasant outdoor space with potential for a buyer to further personalise and enhance to their own taste.



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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