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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Sovereign Way, Heanor, Derbyshire , DE75 7SB Offers in region of **£349,000**



FEATURES:

- NO UPWARD CHAIN
- FOUR BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT-AFTER PEATBURN ESTATE
- LUXURY GRANITE WORKTOPS AND CENTRAL ISLAND
- SPACIOUS BAY-FRONTED LOUNGE
- MASTER BEDROOM WITH EN-SUITE
- LANDSCAPED MULTI-LEVEL ENTERTAINING GARDEN
- VERSATILE CONVERTED GARAGE / MAN CAVE
- FULLY ALARMED PROPERTY
- CONSERVATORY

Entrance Hall

Stepping inside, you are greeted by a welcoming and generously proportioned entrance hallway, immediately giving a sense of the space this family home has to offer. The hallway features tiled flooring and provides access to the ground floor accommodation, staircase to the first floor and a useful under-stairs storage cupboard.

Ground Floor WC

A convenient ground floor cloakroom fitted with a low-level WC and wash hand basin. The room features tiled flooring and tiled walls, together with a window to the front elevation.

Lounge

5.11 m x 3.48 m (16'9" x 11'5")

A beautifully proportioned and inviting main reception room, centred around a large bay window overlooking the front elevation. The bay window allows an abundance of natural light to fill the room, while the fireplace and surround create an attractive focal point. The room also benefits from fitted carpeting and a radiator. Double doors open through to the dining room, creating an excellent flow between the living and entertaining spaces.

Dining Room

3.53 m x 3.23 m (11'7" x 10'7")

A fantastic dining and entertaining space with tiled flooring and radiator. The room offers ample space for a substantial dining table and provides an excellent connection between the lounge, kitchen and conservatory, making it particularly well suited to modern

Kitchen

2.85 m x 4.61 m (9'4" x 15'1")

The impressive fitted kitchen combines style, practicality and an excellent range of integrated appliances. The kitchen is fitted with an extensive range of wall and base units, beautifully complemented by granite work surfaces and a central island incorporating a breakfast bar area, perfect for busy family mornings or informal dining. Additional features include tiled flooring, ceiling spotlights and a radiator, while the comprehensive range of appliances includes a five-ring hob with extractor hood over, built-in oven and grill, combination oven, microwave and grill, integrated dishwasher, American-style fridge/freezer, integrated washing machine, integrated tumble dryer and one-and-a-half bowl sink with mixer tap. A door provides direct access to the rear garden and the man cave.

Converted Garage/Man Cave

4.09 m x 2.48 m (13'5" x 8'2")

The front part of the garage is still functional as a garage but part has been cleverly converted to create an impressive and versatile additional room, currently utilised as a man cave and entertaining space. The room benefits from ceiling lighting, flooring, a ceiling fan and a surround sound system and fridge, creating the perfect space for relaxing and entertaining. With access via the side of the property, this versatile space could alternatively lend itself to a home office, games room, gym or hobby room, depending on the needs of the next owners.

3.30 m x 3.07 m (10'10" x 10'1")

A wonderful addition to the ground floor accommodation, providing a bright and versatile space that can be enjoyed throughout the year.

The conservatory features tiled flooring, a radiator and ceiling fan, with windows overlooking the attractive rear garden. Double doors open directly onto the outdoor entertaining areas, creating a seamless connection between inside and outside living.

First Floor Landing

The first-floor landing provides access to all four bedrooms and the family bathroom. There is also a useful storage cupboard and access to the loft.

Master Bedroom

3.55 m x 4.23 m (11'8" x 13'11")

An impressive and particularly spacious principal bedroom, accessed via a small hallway and attractive archway, creating a sense of separation and privacy. The bedroom features a large bay window overlooking the front elevation, filling the room with natural light. A comprehensive range of fitted wardrobes extends along one side of the room, with additional fitted wardrobes positioned to the end of the bed area. The room comfortably accommodates a king-size bed while retaining plenty of additional floor space. Further benefits include fitted carpeting, radiator and ceiling fan.

En-suite

A stylish en-suite serving the principal bedroom, fitted with a spacious double shower incorporating a rainfall shower head. The suite also comprises a

wash hand basin set within a vanity unit and a low-level WC. Further features include a heated towel rail and window to the front elevation.

Bedroom Two

3.56 m x 3.46 m (11'8" x 11'4")

A generous double bedroom overlooking the rear garden. The room benefits from fitted carpeting, radiator and a range of fitted wardrobes extending along one wall, providing excellent storage.

Bedroom Three

3.41 m x 2.62 m (11'2" x 8'7")

A further well-proportioned double bedroom with fitted carpeting, radiator and fitted wardrobes along one side of the room.

Bedroom Four

3.56 m x 2.38 m (11'8" x 7'10")

Another versatile and generously proportioned bedroom. The room features fitted carpeting, radiator, window to the rear elevation and fitted furniture and wardrobes providing excellent storage.

Family Bathroom

A modern and stylish family bathroom fitted with tiled flooring and tiled walls. The suite comprises a shower cubicle with both a rainfall shower and additional shower head, low-level WC and wash hand basin with vanity storage beneath. Further features include a heated towel rail, illuminated vanity mirror and window to the rear elevation.

Outside

To the front there is a tarmaced drive way providing off road parking for a number of cars plus access to the front part of the

garage.

The rear garden has been thoughtfully designed to create a fantastic outdoor entertaining space, offering a variety of areas to relax, dine and enjoy time with family and friends.

Arranged across different levels, the garden incorporates decking, paved patio areas, gravelled sections and stone features, providing several distinct seating

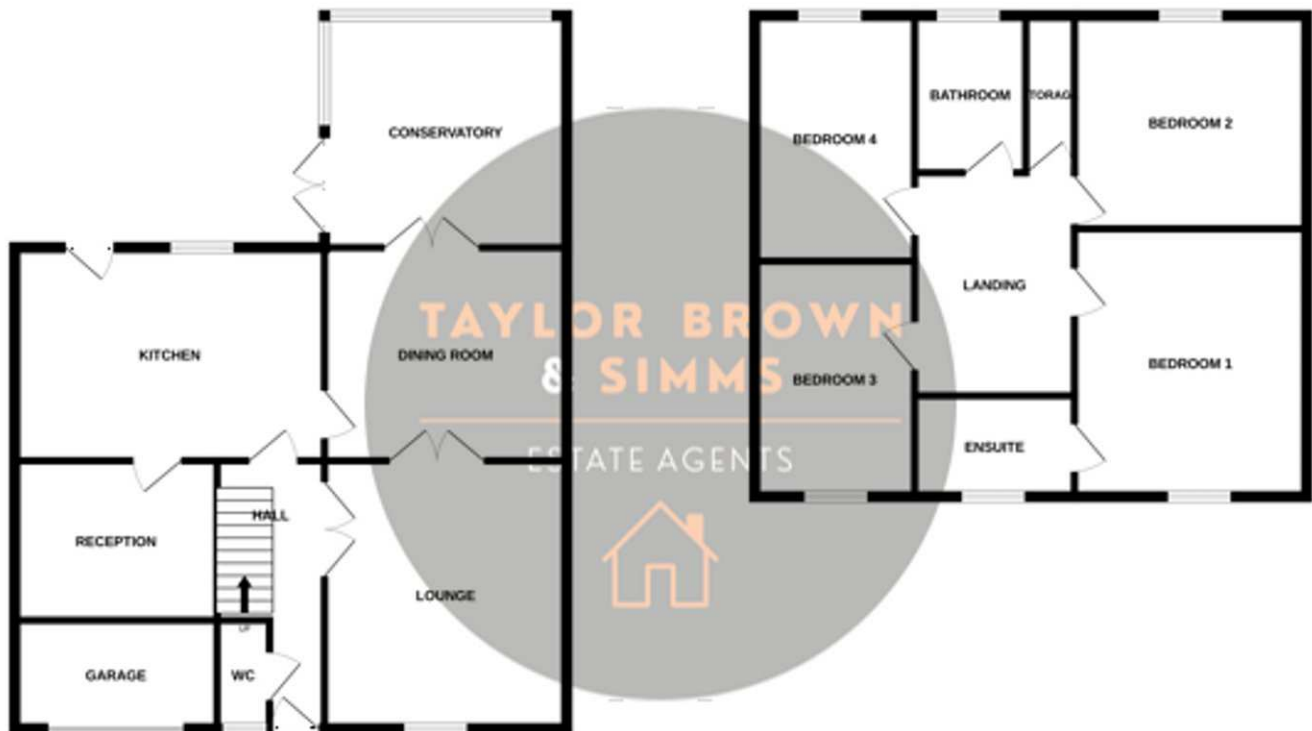
and entertaining spaces.

Raised flower beds add character, while integrated lighting and attractive water features create a peaceful and tranquil atmosphere, particularly during the evenings.

Whether enjoying a quiet morning coffee, hosting summer barbecues or entertaining family and friends, this garden offers a fantastic extension of the living space and is perfectly suited to modern family life.

GROUND FLOOR

1ST FLOOR



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