

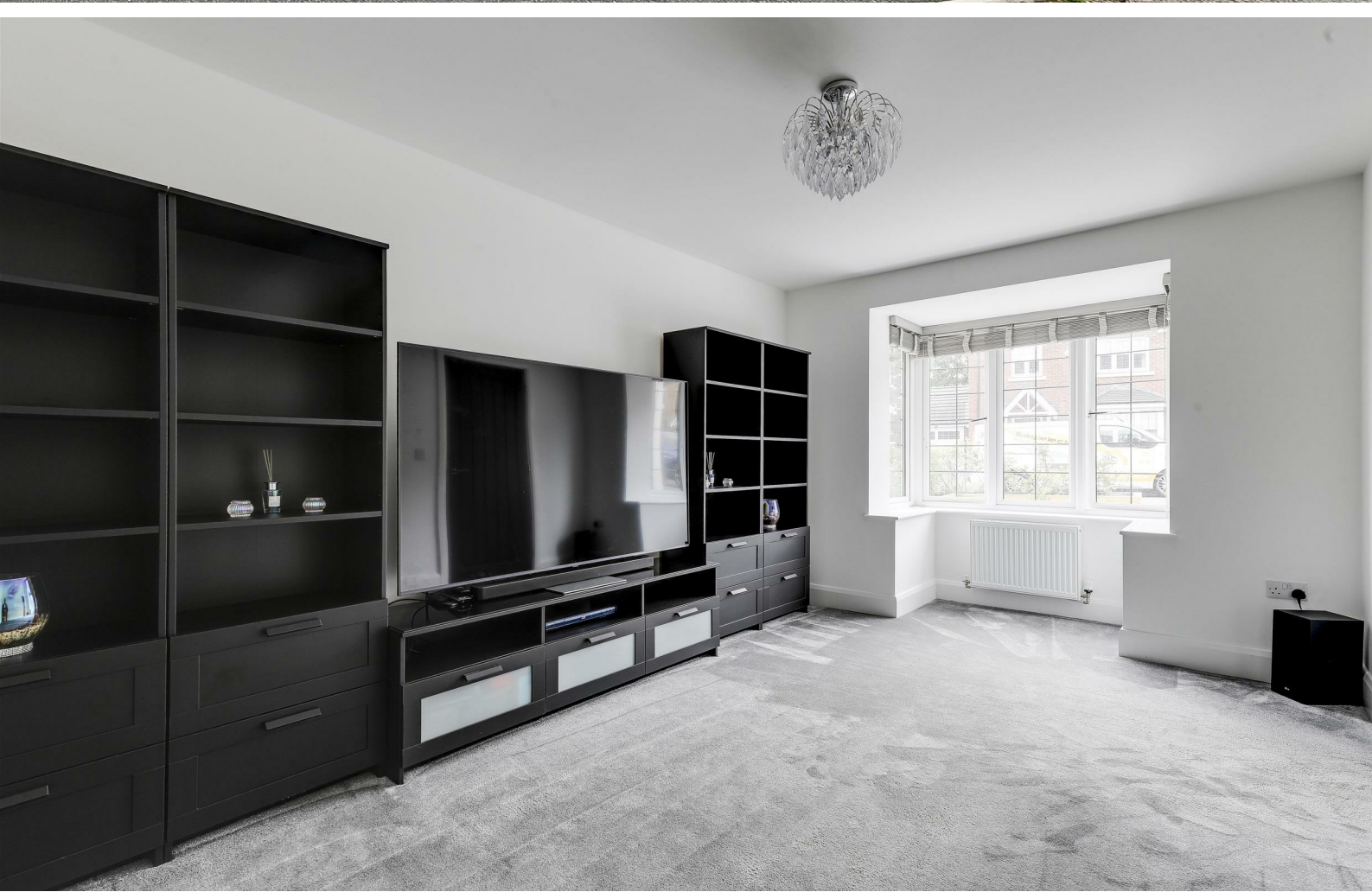
HoldenCopley

PREPARE TO BE MOVED

Shipleigh Park Gardens, Heanor, Derbyshire DE75 7DZ

Asking Price £365,000 - £400,000

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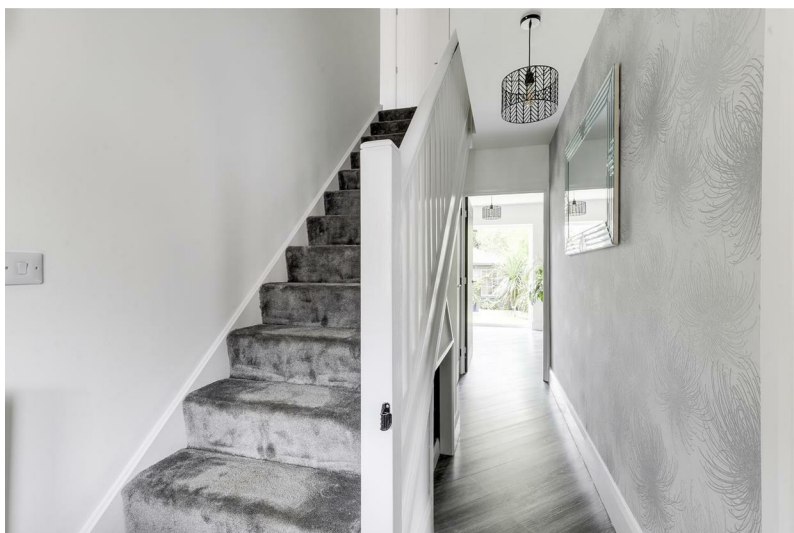


OPEN DAY 29TH OF NOVEMBER - CALL TO BOOK YOUR SLOT

SPACIOUS DETACHED FAMILY HOME...

This beautifully presented detached family home, perfectly suited for those looking to move straight in and offering stylish interiors, a landscaped garden and versatile outdoor living spaces – perfect for modern family life. Situated in a popular residential area, the property enjoys easy access to Shipley Country Park, local shops, and well-regarded schools. To the front, there is a block-paved driveway with access to the garage, gated side access to the rear garden, raised planters, and a convenient outside electrical socket. Inside, the entrance hall provides access to a ground floor W/C, leading through to a spacious living room featuring a square bay window that fills the space with natural light. The fitted kitchen diner boasts double French doors opening onto the rear garden and connects seamlessly to the utility room, which in turn provides access to the garage—currently part of which is being used as a study. Upstairs, there are four double bedrooms, with the master bedroom benefiting from a private en-suite. A contemporary three-piece family bathroom completes the first floor. The rear garden is enclosed and thoughtfully designed for both relaxation and entertainment. It features an artificial lawn, patio area with a pergola, raised planted borders with mature shrubs and bushes, outdoor electrical sockets, and an outside tap. Two versatile summerhouses add further appeal, one currently housing a hot tub and the other used as a home gym. This property offers an ideal home for a growing family, blending practical living spaces with a ready-to-enjoy garden, all in a highly sought-after location.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Fitted Kitchen/Diner & Utility Room
- Study
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedrooms
- Garage & Driveway
- Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'1" x 5'8" (4.31 x 1.75)

The entrance hall has LVT flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

3'3",275'7" x 2'11" (1,84 x 0.90)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and LVT flooring.

Living Room

17'11" x 10'3" (5.47 x 3.14)

The living room has a UPVC double glazed square bay window to the front elevation, a radiator, a TV point, and carpeted flooring.

Kitchen/Diner

26'3" x 11'0" (8.01 x 3.36)

The kitchen has a range of fitted base and wall units with Quartz worktops, an under-mounted sink with a swan neck mixer tap and integrated drainer grooves, an integrated oven, gas ring hob and extractor fan, an integrated dishwasher, space for a dining table, two radiators, recessed spotlights, tiled splashback, LVT flooring, two UPVC double glazed windows to the rear elevation, double French doors opening to the rear garden, and access into the Utility room.

Utility Room

8'11" x 5'7" (2.72 x 1.71)

The utility room has fitted base and wall units with a Quartz worktops, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, recessed spotlights, tiled splashback, LVT flooring, and access into the study.

Study

10'4" x 8'11" (3.17 x 2.72)

The study has LVT flooring, a radiator, an in-built cupboard, and access into the garage.

Garage

9'3" x 7'1" (2.82 x 2.16)

The garage has electrics, and an up-and-over door opening to the driveway.

FIRST FLOOR

Landing

10'9" x 3'3" (3.29 x 1.01)

The landing has carpeted flooring, an in-built cupboard, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master bedroom

13'9" x 12'10" (4.21 x 3.93)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

7'3" x 6'0" (2.22 x 1.85)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted rainfall shower fixture, a radiator, partially tiled walls, and LVT flooring.

Bedroom Two

12'4" x 9'4" (3.77 x 2.85)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes with sliding doors, and carpeted flooring.

Bedroom Three

12'8" x 9'10" (3.88 x 3.00)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Four

11'1" x 8'8" (3.40 x 2.65)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

9'1" x 6'11" (2.78 x 2.13)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, recessed spotlights, an extractor fan, a chrome heated towel rail, partially tiled walls, and LVT flooring.

OUTSIDE

Front

To the front of the property is a block paved area, an outside electrical socket, raised planters, gated access to the rear garden, and a driveway with access to the garage.

Rear

To the rear of the property is an enclosed garden with an outside tap, outdoor electrics sockets, a patio with a Pergola, raised planted borders with establish plants shrubs and bushes, an artificial lawn, a fence panelled boundary, gated access, and access to the summer houses.

Summer house

9'0" x 9'0" (2.75 x 2.75)

The first summer house has tiled flooring, a ceiling mounted heat lamp, and houses the hot tub.

Summer house

9'1" x 8'11" (2.77 x 2.74)

The summer house has windows to the front and side elevation, and a door opening out to the rear garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Amber Valley Borough Council - Band D

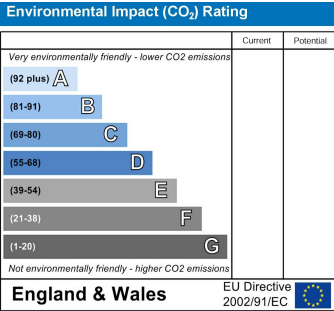
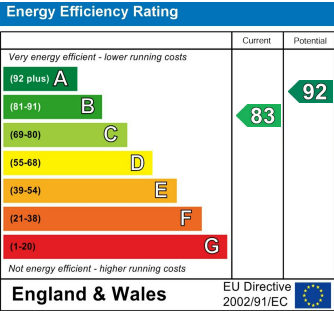
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The vendor has advised the following:
Property Tenure is Freehold

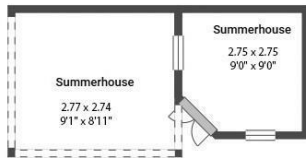
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

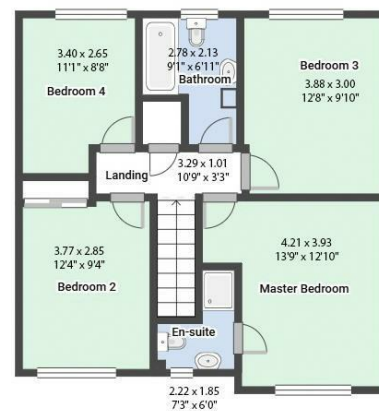
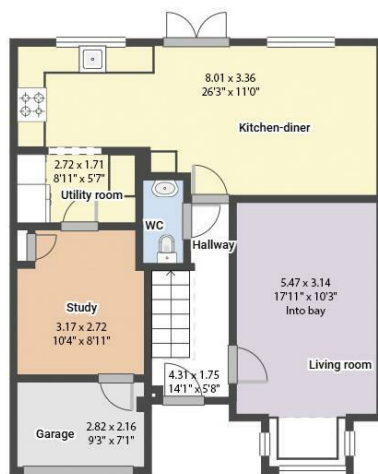
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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