



The Fox Hollies, Shirland, DE55 6NA

This splendid family home is presented in immaculate condition and is located in a pleasant, friendly neighbourhood. With a south-facing garden, garage, off-road parking for 2 vehicles and spacious rooms throughout, this home represents tremendous value for money.

On the ground floor, the entrance hallway leads right into the living room and left into the bright and airy kitchen-diner. There is a useful utility room and ground floor WC too.

To the first floor are three double bedrooms (one en-suite) and a family shower room.

With an excellent B-rating for energy efficiency, the home is also located close to the village centre and is within walking distance of the primary school.

Shirland is an historic village which featured in the Domesday Book. Ogston Reservoir offers pleasant local walks nearby and the delights of the Derbyshire Dales and Peak District are a short cycle or drive away. Hardwick Hall, Chatsworth House and Haddon Hall are wonderful places to visit locally too.

The village is located equidistant between Alfreton and Clay Cross, where both towns are well-served with supermarkets and town centre shops. The A38 and M1 are a short distance away and offer good commuting routes to Chesterfield, Derby, Nottingham and Mansfield.

- Immaculate detached family home
- Detached garage
- Modern Kitchen
- Close to local amenities and countryside walks
- Pleasant and friendly neighbourhood
- Off-road parking for 2+ vehicles
- Constructed in 2019
- South-facing garden
- EPC Rating B
- Walking distance to primary school

£265,000

The Fox Hollies, , Shirland, DE55 6NA

Front of the home

This attractive double-fronted home has a block-paved drive with space for two vehicles to park in front of the detached garage. The garage has a pitched tiled roof.

Over the front door, the canopy porch provides shelter and there is an outside light too. Enter the home through the part-glazed composite front door with chrome handle and letterbox.

Entrance Hallway

The spacious and uplifting entrance hallway is indicative of the quality to be found throughout this lovely home. A handy recessed barrier mat gives way to a thick grey carpet, which runs through to the living room. The hallway is a wide space, with a radiator, ceiling light fitting and matching paneled doors with chrome handles into the living room, kitchen and ground floor WC. Carpeted stairs lead from here up to the first floor.

Living Room

17'11" x 9'8" (5.48 x 2.95)

This bright rectangular dual aspect room has windows facing out to the east and north. The uPVC double-glazed windows have fitted blinds. The room is carpeted and has two radiators, two ceiling light fittings and plenty of power points for flexible room layouts.

Kitchen-Diner

17'11" x 9'11" (5.47 x 3.03)

The sleek modern kitchen has quartz worktops and high quality oak-effect tiled flooring. On the left the wide L-shaped worktop has an integral stainless steel 1.5 Butler's sink with chrome mixer tap, set beneath a large east-facing window. Further around is a Zanussi electric oven with five ring gas hob and brushed chrome extractor fan above. There are lots of high and low level cabinets including an integrated Zanussi dishwasher.

Over to the right another worktop has more high and low level cabinets and an integrated full-height fridge freezer. There is plenty of space towards the far end of the room for a 4-6 seater dining table and chairs. This is perfectly positioned to gaze out at the neat south-facing garden through the double patio doors.

This kitchen-diner also has a radiator, recessed ceiling spotlights and a door through to the utility room.

Utility Room

6'11" x 5'5" (2.11 x 1.67)

The L-shaped quartz worktop includes an integral stainless steel sink with chrome mixer tap. There are cabinets above and below, together with useful shelving. Beneath the worktop is space and plumbing for a washing machine, plus space for a refrigerator or storage. The room has oak-effect tiled flooring, a radiator, extractor fan and recessed ceiling spotlights.

Ground Floor WC

4'10" x 3'6" (1.48 x 1.07)

The useful ground floor WC has parquet tiled flooring and Ideal Standard ceramic bathware. This includes a WC with integrated flush and pedestal sink with chrome mixer. There is also an under-stairs cupboard, radiator, recessed ceiling spotlights and extractor fan.

Stairs to first floor landing

We love the shallow carpeted stairs, which are easy to navigate up to the galleried first floor landing. Overhead is a ceiling light fitting and loft hatch. Matching doors lead into the three double bedrooms, family bathroom and airing cupboard with substantial water tank.

Bedroom One

12'0" x 10'1" (3.66 x 3.08)

With pleasant south-facing views over the rear garden and beyond, this spacious double bedroom has a substantial full-height double wardrobe. This creates lots of space for a large bed and additional bedroom furniture. The room is carpeted and has a radiator, ceiling light fitting and door through to the en-suite shower room.



En-Suite Shower Room

10'0" x 3'2" (3.07 x 0.97)

This bright L-shaped shower room has a walk-in double shower with pivoting glass door, mains-fed shower and tiled surround. The wide double glazed frosted window brings natural light in and there are recessed ceiling spotlights overhead. The ceramic WC has an integral flush and the pedestal sink has a chrome mixer tap. We really like the stylish hexagonal patterned vinyl flooring. The room also has a radiator, extractor fan, shower point, wall-mounted mirrored cabinet and contemporary wall tiles.

Bedroom Two

10'3" x 7'8" (3.13 x 2.35)

Another light and airy room, this double bedroom has wide double windows and an open aspect, resulting in the room being flooded with natural light. The room is carpeted and has a radiator and ceiling light fitting.

Bedroom Three

9'10" x 9'8" (3 x 2.95)

Currently set up as a very spacious home office, this double bedroom has a wide east-facing window, radiator, ceiling light fitting and carpet.

Bathroom

6'11" x 5'6" (2.11 x 1.7)

The pristine family bathroom has a bath with mains-fed shower overhead, chrome mixer tap and pivoting glass shower screen. The Ideal Standard pedestal sink has a chrome mixer tap and there is a ceramic WC with integral flush. The room includes a frosted double glazed window, chrome vertical heated towel rail, parquet style vinyl flooring, wall-mounted mirrored cabinet, recessed ceiling spotlights and an extractor fan. The bath and shower have a tiled surround.

Rear Garden

Accessed via a timber side gate and directly from the Kitchen-Diner, this open aspect south-facing garden is not overlooked and gets the sun all day long. The dining patio is perfectly positioned beside the patio doors. The neat lawn leads up to a timber fence boundary at the end, whilst brick garage walls form tidy boundaries on each side and retain heat nicely during the summer. The garden also has an outside tap. It is perfectly suited for a young family where children can play safely within sight of the kitchen and dining area, whilst it's also a great entertaining space with family and friends.

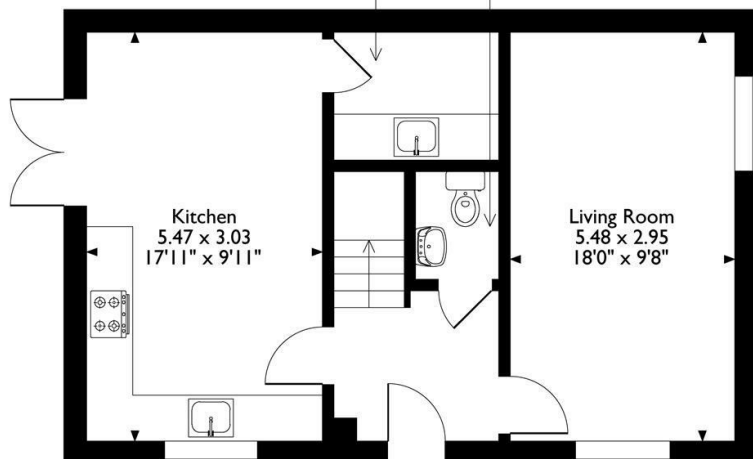


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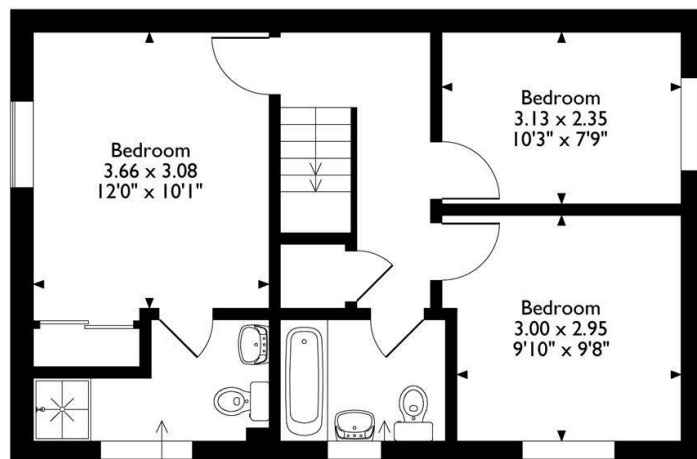
Approximate Gross Internal Area
91 Sq M / 980 Sq Ft

Laundry Room
2.11 x 1.67
6'11" x 5'6"

WC
1.48 x 1.07
4'10" x 3'6"



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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