



## Pinewood Drive, Shirland, DE55 6ND

This pristine and elegant family home is packed with attractive features. Located on a large corner plot in a popular neighbourhood, this home has spacious, light and airy rooms, a stunning kitchen-diner, detached garage and off-road parking.

An entrance hallway has doors through to the living room, kitchen-diner (and through to a roomy utility room) and WC. Stairs lead up to the first floor where there are four bedrooms (one en-suite) and the family bathroom.

The rear garden has a neat lawn and has been extended - and there is an option to create secure off-street parking. Beyond is the detached garage with one off-road parking space.

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 family home
- Exceptional value for money
- On popular estate close to countryside
- Detached garage and off-road parking
- Extended garden
- Energy-efficient - high B EPC rating
- Constructed 2022 - NHBC guarantee to May 2032
- Four large bedrooms and two bathrooms
- Elegant kitchen-diner with breakfast bar
- Light and airy throughout

**£375,000**

## Pinewood Drive, , Shirland, DE55 6ND

### Front of the home

Situated on a corner plot towards the end of this new cul-de-sac, is this attractive double fronted stone-built home. The curved lawn at the front and side has pretty planted flower borders. Beyond the new timber garden fence is a block-paved driveway in front of the detached garage. From here, a gate leads into the rear garden.

A canopy porch and outside light frame the composite part-glazed front door, which has a chrome handle, knocker and letterbox.

### Entrance Hallway

This beautiful entrance to the home is a foretaste of what is to come. A large recessed barrier mat leads on to a carpeted hallway, with stylish art-deco style light fitting above. We particularly like the fitted sideboard on the right. Matching grey paneled doors with chrome handles lead into the living room, kitchen-diner, WC and under-stairs cupboard. Like all rooms in the home, the hallway has tall skirting boards too.

### Living Room

21'0" x 10'8" (6.42 x 3.27)

The whole home feels like a show home, with this room in particular having that vibe thanks to the owners barely using it at all! They like the sociability of the large kitchen-diner and this room is reserved for special occasions, so it is almost untouched apart from the giraffe standing proudly on guard! This dual aspect room has a west facing window and wide south facing bay window with a view to the pretty Norman village church. This long rectangular room has plenty of space for flexible room layout options. The room is carpeted and has two radiators and two ceiling light fittings.

### Kitchen-Diner

21'0" x 11'4" (6.42 x 3.46)

This splendid room is flooded with natural light thanks to the double French doors, a wide window above the sink and a large west facing window too. Entering from the hallway, to the left is the dining area, with space for a six-seater dining table and sideboard. A substantial light fitting is positioned above the dining table and this part of the room has a radiator and double French doors out to the rear garden. The light grey oak tiled floor flows seamlessly through to the kitchen and utility room.

The kitchen has a large kitchen island which is a recent addition and has a quartz worktop, deep cupboards and a breakfast bar with room for three stools beneath. Opposite, the wide L-shaped quartz main worktop includes an integrated 1.5 stainless steel Butler's sink with modern swan neck chrome mixer tap. Further along is a five-ring gas Zanussi hob with brushed chrome extractor fan above. The kitchen has plenty of storage with lots of cabinets above and below the worktop. The cabinets below also include an integral Zanussi dishwasher.

On the right is a chest-height double oven and full-height integral fridge-freezer. We like the subway brick-style tiled splashbacks and the room also has recessed ceiling spotlights. It's a wonderful place for family and friends to gather, eat and chat awhile.

### Utility Room

6'1" x 5'6" (1.85m x 1.68m)

Accessed from the kitchen and also via a useful side door entrance (handy for kicking off muddy boots after a hearty local walk), the utility room includes a quartz worktop with integrated stainless steel sink and chrome mixer tap. There are two high-level cabinets, one of which houses the Ideal boiler, which is two years old. There is space and plumbing below the worktop for a washing machine and tumble dryer, as well as a cabinet beneath the sink. The room has recessed ceiling spotlights.

### Ground Floor WC

With a contemporary ceramic tiled floor, this room includes a capsule WC with integral flush and a modern vanity unit with ceramic sink, chrome mixer tap and tiled splashbacks. The room has recessed ceiling spotlights and a radiator.

### Stairs to first floor landing

Carpeted stairs with a balustrade on the left curve up to the first floor landing. Overhead is a substantial chandelier light fitting, which is included in the sale. The long landing has a loft hatch overhead (the loft has lighting) and a radiator. Matching white paneled doors with chrome handles lead into the four bedrooms, family bathroom and a large airing cupboard.





### Bedroom One

11'6" x 11'5" (3.51m x 3.5m)

This spacious master bedroom has a wide north facing window, offering views out beyond the house next door to woodland and fields. The room is carpeted and has a radiator, ceiling light fitting and plenty of space for a super-king size bed, seating and additional bedroom furniture. A door leads into the en-suite shower room.

### Bedroom One en-suite

The large square shower cubicle has a full-height pivoting glass door, powerful mains-fed shower and tiled surround. The capsule WC has an integrated flush and we love the vanity unit, with it's sleek ceramic bowl sink and waterfall chrome mixer tap. The room has a double frosted window, contemporary tile-effect vinyl floor, recessed ceiling spotlights, an extractor fan and radiator.

### Bedroom Two

10'0" x 9'3" (3.06 x 2.82)

Currently used as a bespoke dressing room, this bedroom has a wide fitted dressing table with lots of deep drawers beneath. Opposite is space for multiple full-height wardrobes. If using as a standard bedroom, it would be a roomy single or cosy double bedroom. The room is carpeted and has a wide west facing window, radiator and ceiling light fitting.

### Bathroom

9'3" x 7'6" (2.83 x 2.3)

This sleek contemporary bathroom includes a bath with chrome mixer tap and mains-fed shower above. The bath has a tiled surround and pivoting glass shower screen. To the left, the wide vanity unit has two deep drawers. An oval ceramic sink with chrome mixer tap sits atop. The ceramic WC has an integrated flush. The room includes a chrome vertical heated towel rail, ceramic tiled flooring, recessed spotlights, extractor fan and double frosted double-glazed window.

### Bedroom Three

11'4" x 9'3" (3.46 x 2.82)

Currently utilised as a home office, this double bedroom has an alcove in the right corner, perfect for positioning a wardrobe. The wide west facing window brings lots of natural light in and the windows have stylish fitted faux wooden blinds. The room is carpeted and has a radiator and ceiling light fitting.

### Bedroom Four

11'5" x 10'10" (3.5 x 3.32)

This spacious bedroom has impressive full-height fitted wardrobes with two huge mirrored sliding doors and room for a king-size bed. These wardrobes contain lots of shelving and multiple hanging rails. The room is carpeted and has a radiator and ceiling light fitting.

### Rear Garden

The garden faces east and west so gets the morning and evening sun. The current owners have extended the garden over what was one half of a two-vehicle driveway at the end and have added a dining patio at the top of the garden. As mentioned earlier, this area could be used to create secure off-street parking.

The new high quality lawn has replaced the original and is bordered by pretty flower beds on the left. A modern timber fence forms the boundary on three sides. From the patio doors beside the dining room, a path leads up to the rear gate and out to the garage and driveway, whilst another path leads right and around the side of the home, where there is a useful hidden space for storing bins out of sight.

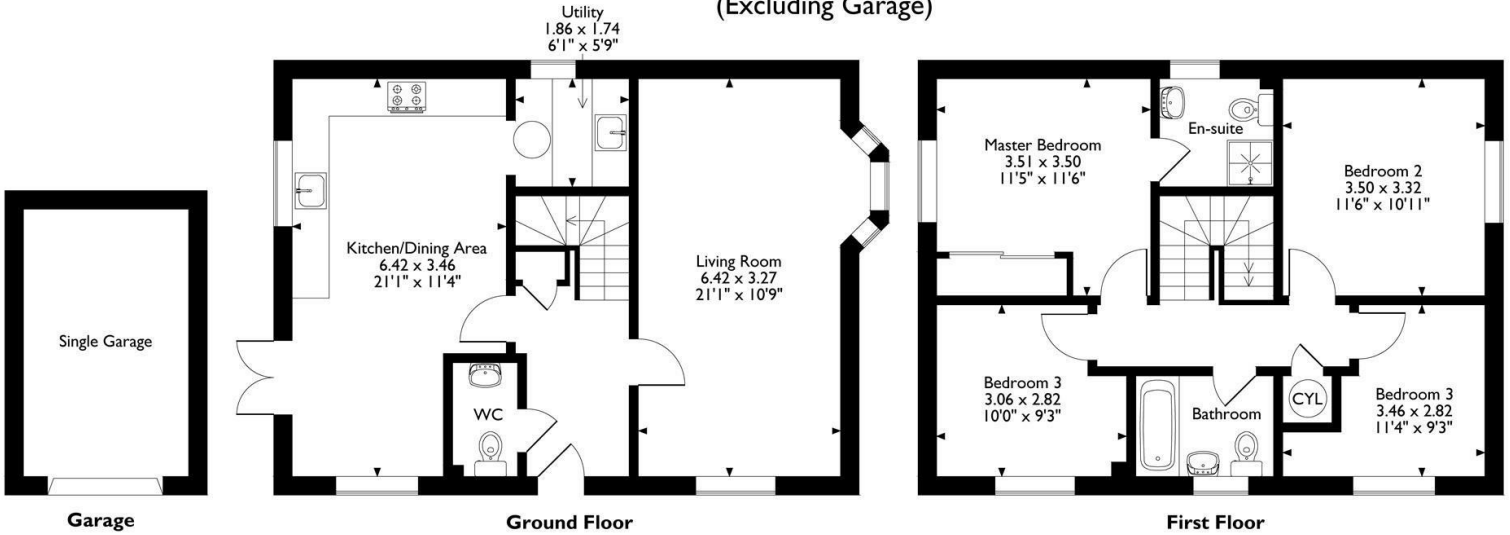
There is an outside light and an outside tap beneath the kitchen window.

### Garage

The detached brick-built garage has a pitched tiled roof. There is lighting, power and a Garador up-and-over door.



2 Pinewood Drive  
Approximate Gross Internal Area  
115 Sq M / 1238 Sq Ft  
(Excluding Garage)



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	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315