



Fernwood Close, Shirland, DE55 6BW

This stylish, spacious home has been significantly upgraded to a high standard. New internal doors and front door, new Karndean flooring and a brand new shower room are enhanced by elegant decor throughout. Located at the end of a quiet cul-de-sac and occupying a large corner plot, the home has a large wraparound garden with plenty of scope to create a wonderful outdoor space on the edge of this popular village.

On the ground floor, the large entrance porch leads through to the living room and dining room, with a garden room, kitchen, utility room and brand new shower room at the rear. Upstairs are four bedrooms (the master suite having a huge walk-in wardrobe and en-suite bathroom) and an additional family shower room.

The large wraparound garden sweeps around the left hand side of the home from the front garden to the rear. There is plenty of space for a shed and it's a blank canvas to create a garden to suit your needs.

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. A nursery, primary school, grocery store and pub are all within a short walk.

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.

- Substantial 4 bedroom home on corner plot with large garden
- Brand new ground floor shower room
- Kitchen and separate utility
- Plenty of on-street parking
- New substantial double front door and wide porch
- EPC Rating C
- Huge master bedroom with walk-in wardrobe and en-suite bathroom
- New internal doors and new Karndean flooring
- Quiet location at end of cul-de-sac
- Three reception rooms

£325,000

Fernwood Close, , Shirland, DE55 6BW

Front of the home

Located in the top corner of a long and popular cul-de-sac with fields to the side and rear, enter the front garden through a decorative iron gate set within an arched pergola. A cluster of tall cypresses form the majority of the front boundary. A paved path to the front door has a lawn on the right and larger L-shaped lawn on the left, with two colourful flower beds. A gravel path leads around the side of the home past a shed to the rear garden.

The home is of standard brick and tile construction and has a wide porch with new double-width composite front doors and wall-mounted light.

Entrance Porch

The substantial wide porch has plenty of space on the left, in particular, for coats and footwear after a hearty local walk. The porch has a tiled floor, radiator, ceiling light fitting and new light oak framed glazed door to the living room.

Living Room

16'0" x 11'7" (4.9 x 3.55)

New herringbone-style light oak Karndean flooring flows seamlessly through to the dining room and garden room. The wide south-west facing window brings lots of natural light flooding into this elegantly-styled room. The feature fireplace has a fossilised stone hearth and oak lintel above.

The room has a radiator, ceiling light fitting, matching doors to the under-stairs cupboard and garden room. Quality double Mexicana doors open into the dining room.

Dining Room

15'3" x 12'9" (4.65 x 3.9)

An attractive dual aspect room, this is another bright and airy space which is currently used as a large dining room. It could also quite easily be a games room, home office or even an additional ground floor bedroom close to the shower room. There are two radiators and a ceiling light fitting.

Garden Room

13'3" x 8'0" (4.05 x 2.45)

Another versatile room, this is currently used as a playroom - meaning you can keep a close eye on young children whilst cooking in the adjacent kitchen. It could also be a lovely snug or home office with fully-glazed doors out to the rear garden. The room has Karndean flooring, a radiator, ceiling light fitting and stairs leading up to the first floor. A light oak framed glazed door leads into the kitchen.

Kitchen

9'10" x 7'6" (3 x 2.3)

This well-designed room has an open entrance through to the utility room. Packed with lots of high and low oak country-style cabinets which provide lots of storage, there is also lots of worktop space. On the right, the U-shaped worktop includes a Zanussi four-ring gas hob with extractor fan and a large stainless steel sink and drainer with chrome mixer tap beneath the window looking out to the rear garden. Beneath the high level cabinets are downlighters and the kitchen also has a ceiling light fitting and tiled floor.

Opposite are another range of cabinets which flow left-to-right into the utility room. These include a full-height integral Zanussi fridge freezer and chest-height Zanussi double electric oven. Step through the arch into the utility room.

Utility Room

9'10" x 8'6" (3 x 2.6)

The tiled floor flows seamlessly through from the kitchen. The worktop immediately on the right has space and plumbing below for a washing machine. To the left, high and low cabinets include a full-height cupboard housing the modern Worcester boiler. The room also includes another worktop with cabinet below and space for a tumble dryer. To the left is another full-height cupboard and fitted Zanussi freezer. This room includes a ceiling light fitting, half-glazed uPVC door to the rear garden and Mexicana door into the brand new shower room.



Shower Room

9'10" x 3'9" (3.00m x 1.14m)

During our visit, the brand new shower room was being fitted and will include a shower cubicle, WC and sink.

Stairs to first floor landing

Carpeted stairs with a handrail on the left lead up to the U-shaped landing with a ceiling light fitting and loft hatch overhead. Matching white panelled doors lead into four bedrooms and another modern shower room.

Bedroom One (Master)

17'6" x 12'9" plus walk-in wardrobe 7'10" x 6'6" (5.35 x 3.9 plus walk-in wardrobe 2.4 x 2)

This enormous dual aspect main bedroom has a large walk-in wardrobe/dressing room and en-suite bathroom. Wide windows have fantastic views over the adjacent farmland to the side and rear - and bring lots of natural light flooding in. The room is carpeted and has two radiators and a ceiling light fitting.

The dressing room has substantial fitted rails at a high level on both sides with plenty of space below for bedroom furniture. It has laminate flooring, a radiator, ceiling light fitting and window.

Bedroom One en-suite bathroom

7'6" x 5'6" (2.3 x 1.7)

We love this room! The large standalone oval bath has claw feet, a heritage-style mixer tap and shower attachment. The rectangular pedestal ceramic sink has heritage style taps and there is a ceramic WC. The antique-style radiator with chrome towel warmer and panelled walls are in keeping with the elegance of this room.

The room also includes a large frosted double-glazed window, contemporary tiled floor, recessed ceiling spotlights, extractor fan and wall-mounted touch-activated mirror.

Shower Room

7'0" x 5'4" (2.15 x 1.65)

The large double walk-in shower has a monsoon head and separate hand-held attachment with reinforced tall glass screen. There is a modern vanity unit with rectangular sink and chrome mixer, together with a capsule WC. The room includes floor-to-ceiling tiles, a contemporary tiled floor, chrome vertical heated towel rail, recessed ceiling spotlights, extractor fan and frosted double-glazed window.

Bedroom Two

11'9" x 11'8" (3.6 x 3.57)

A spacious double bedroom with wide south facing window, which has views along the wide open cul-de-sac. The room is carpeted and has a radiator, ceiling light fitting and double fitted wardrobe with sliding doors.

Bedroom Three

11'8" x 8'9" (3.57 x 2.67)

This is a light and airy room, with wide window offering views over the rear garden to the open countryside beyond. The carpeted room has a radiator, ceiling light fitting and double fitted wardrobe with sliding doors.

Bedroom Four

9'0" x 7'0" (2.75 x 2.15)

A good sized single bedroom, this could also fit a three-quarter bed. It would also make a great home office or nursery and this carpeted room has a radiator and ceiling light fitting.

Rear Garden

Accessed from the Garden Room, Utility Room and via the wide path around the left of the home, you alight upon a large L-shaped patio. There is also a large patio in the top left corner - both areas have plenty of space for outdoor seating and dining. The long lawn provides plenty of space for children to play and timber fences form the boundary around most of the garden. There are several fruit trees on the right and there are a wall-mounted outside tap and light. This is a quiet and peaceful garden on the edge of open countryside with great potential to create a wonderful garden from this blank canvas.

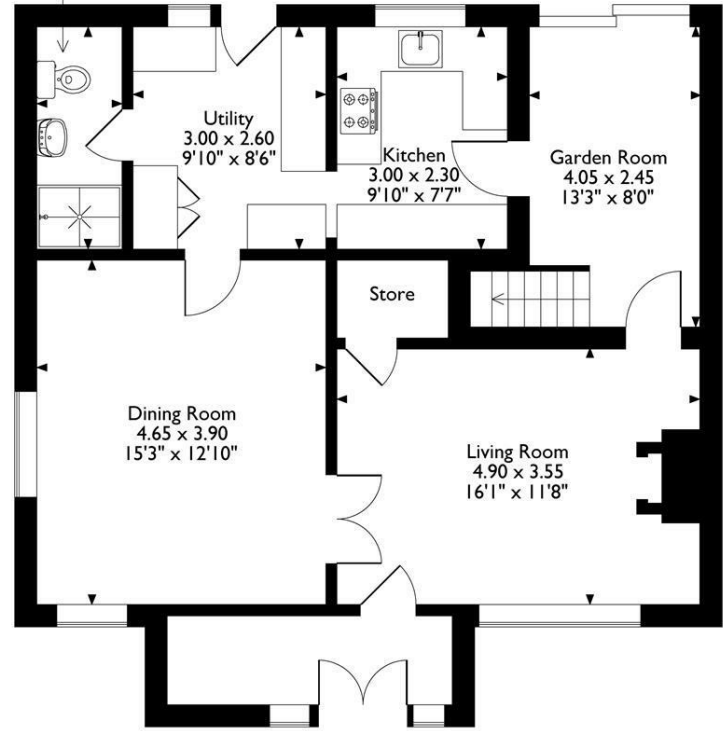
Garage

Located just around the corner is a garage with up and over door.



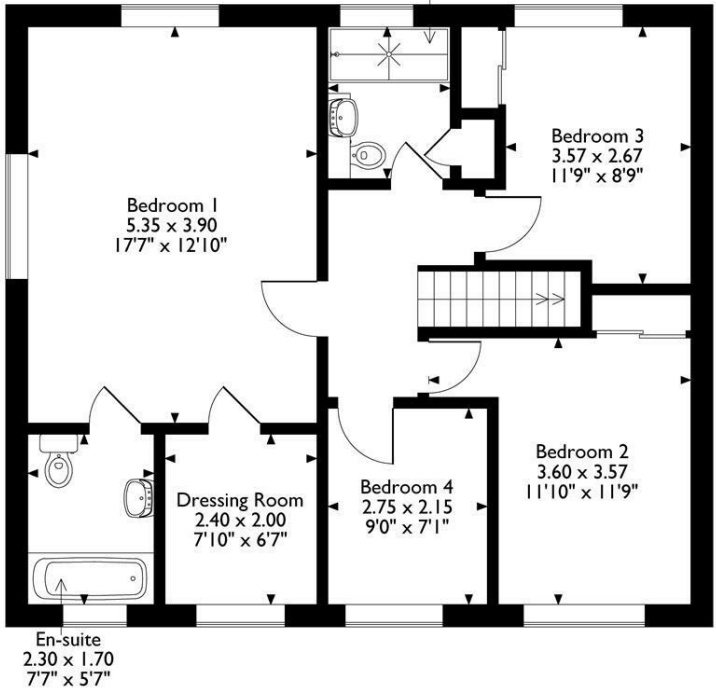
31 Fernwood Close
Approximate Gross Internal Area
145 Sq M / 1561 Sq Ft

Shower Room
3.00 x 1.15
9'10" x 3'9"



Ground Floor

Shower Room
2.15 x 1.65
7'1" x 5'5"



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	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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