



## 4 Bed House - Detached

The Hollies, 15a Shireoaks, Belper DE56 2BZ  
Offers Around £795,000 Freehold



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& Company**

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- Individually Designed & Built South Facing Detached Home
- Lovely Private Location – Stunning Countryside Views
- Lounge, Dining Room, Study
- Living Fitted Kitchen/Dining Room
- Superb Games/Party Room
- Four Bedrooms & Two Bathrooms
- Large Garden Plot Extending to Approximately 0.3 Acre
- Large Sweeping Driveway – Mobile/Caravan Space
- Brick Double Garage
- A Very Sought After Location Within Belper – Shireoaks

The Hollies – A remarkable detached family residence that offers an exceptional living experience with beautiful open views.

This home boasts four spacious reception rooms, providing ample space for both relaxation and entertainment. The property features four bedrooms and two bathrooms, making it ideal for families seeking comfort and convenience.

For those who love to entertain, the superb games and party room is a fantastic addition, providing a versatile space for gatherings with family and friends.

One of the standout features of The Hollies is its special elevated position, which affords stunning panoramic views of the surrounding countryside. This lovely private location ensures a peaceful retreat, perfect for those who appreciate the beauty of nature. The large garden plot, extending to approximately 0.3 acres, offers plenty of outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air.

The property also includes a large sweeping driveway, accommodating parking for up to seven vehicles, along with space for a mobile home or caravan. A double garage further enhances the practicality of this splendid home.

The Hollies is not just a house; it is a sanctuary that combines comfort, style, and breathtaking views, making it a perfect choice for families looking to settle in a serene yet accessible location. This property truly represents a unique opportunity to embrace a lifestyle of tranquillity and elegance in the heart of Derbyshire.

### The Location

The property situated on desirable Shireoaks and surrounded by some beautiful homes. It is situated within literally yards of the Talbot Inn Restaurant and nearby countryside walks. Belper town centre is within easy reach where there are an excellent range of independent shops, supermarkets, recreational facilities and primary schools. The main A6 arterial road provides a short commute to the city of Derby located approximately some 8.5 miles to the south. Nearby tourist attractions include Matlock Bath and Chatsworth House.

### Accommodation

#### Entrance Porch

3'5" x 3'1" (1.05 x 0.94)

With half double glazed entrance door, far-reaching views, tile flooring and useful built-in storage cupboard.

#### Cloakroom

5'2" x 4'5" (1.59 x 1.35)

With a low level WC, pedestal wash handbasin, tile flooring, wall mounted central heating boiler, coving to ceiling, double glazed window and internal oak veneer door with chrome fittings.

#### Lounge

19'7" x 11'10" (5.99 x 3.63)

With fireplace with open grate fire and raised granite hearth, coving to ceiling, dado rail, radiator, double glazed bow window with deep window sill, internal bi folding doors opening into garden room, additional double glazed side window and internal oak veneer door with chrome fittings.



#### Garden Room

13'9" x 11'11" (4.20 x 3.64)

With fine far-reaching views, large double glazed picture window, gas heater, double glazed sliding doors opening onto sun balcony and internal bi folding doors opening into lounge.



### Sun Balcony

With electric retractable canopy and enjoying fine views across the valley and black painted wrought iron railings and awning.



### Hallway

16'7" x 6'3" (5.07 x 1.91)

With wood flooring, radiator, panelling to walls, dado rail, coving to ceiling, understairs storage cupboard and staircase leading to first floor with attractive balustrade.

### Study

15'4" x 7'4" (4.68 x 2.25)

With fitted book cabinet with glazed doors, radiator, coving to ceiling, double glazed window and internal oak veneer door with chrome fittings.



### Dining Room

16'4" x 10'9" (4.99 x 3.29)

With radiator, coving to ceiling, two double glazed windows and internal glazed door with chrome fittings.



### Kitchen/Diner

16'8" x 10'0" (5.09 x 3.06)

With one and a half sink unit with chrome mixer tap, wall and base fitted units with matching worktops, built-in four ring induction hob with concealed extractor hood over, built-in microwave, built-in double electric fan assisted oven, plumbing for automatic washing machine, plumbing for dishwasher, integrated fridge/freezer, tile flooring, radiator, spotlights to ceiling, internal double glazed windows, two further double glazed windows, far-reaching views, spotlights to ceiling, concealed worktop lights and internal oak veneer door with chrome fittings.



### Lobby

4'8" x 3'6" (1.44 x 1.09)

With matching wood flooring, coving to ceiling, far-reaching views, two double glazed windows and cast iron spiral staircase leading to games/party room.



### Games/Party Room

26'6" x 16'6" (8.10 x 5.04)

With fitted corner bar incorporating single sink with hot and cold tap, decorative beams to ceiling, American oak flooring, dado rails, power, lighting, gas heater, wall lights, built-in jukebox with Ditton speakers, additional built-in storage cupboard, bench seats with cushions, far-reaching views, double glazed window, double glazed French doors opening onto sun patio with attractive stone walling and wrought iron spiral staircase leading to main house.



### First Floor Landing

16'7" x 6'3" (5.06 x 1.92)

With radiator, attractive balustrade, coving to ceiling, far-reaching views and access to roof space.

### Bedroom One

16'4" x 11'7" (5.00 x 3.54)

With a good range of fitted wardrobes with wall cupboards, matching dressing table with chest of drawers, coving to ceiling, radiator, access to roof space, far-reaching views, two double glazed windows and internal oak veneer door with chrome fittings.



### En-Suite Bathroom

11'8" x 6'6" (3.57 x 2.00)

With bath, pedestal wash handbasin, low level WC, bidet, separate double shower cubicle with electric shower, tile splashbacks, tiled effect flooring, radiator, coving to ceiling, double glazed window and internal oak veneer door with chrome fittings.



### Bedroom Two

9'10" x 8'11" (3.01 x 2.74)

With built-in wardrobes, concealed entrance to family bathroom, coving to ceiling, radiator, far-reaching views, two double glazed windows and internal oak veneer door with chrome fittings.



### Bedroom Three

11'11" x 8'10" (3.64 x 2.71)

With built-in wardrobes, radiator, far-reaching views, double glazed window and internal oak veneer door with chrome fittings.



### Bedroom Four

11'11" x 8'8" (3.64 x 2.66)

With built-in wardrobes, radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



### Family Bathroom

9'10" x 5'1" (3.00 x 1.55)

With corner spa bath with fixed hand held shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile flooring, fully tiled walls, spotlights to ceiling, double glazed window, large fitted mirror, heated chrome towel rail/radiator and internal oak veneer door with chrome fittings.





### Large Driveway

A large tarmac driveway provides car standing spaces for approximately six to seven vehicles.



## Gardens

The property sits on a generous garden plot extending to approximately one third of an acre and enjoys fine views across the valley and beyond with a warm south to west aspect. The gardens are mainly laid to lawn with shrubs, plants and trees including plum, apple and pear trees, decorative well, sun balcony, patio and greenhouse and shed, outside lights, cold water tap and five water butts. Coal/log bunker. Original garden coach lamp.



## Motorhome/Caravan Space

### Double Detached Garage

20'9" x 18'7" (6.33 x 5.67)

Constructed of brick with a tiled roof with concrete floor, power, lighting, two windows and two remote controlled insulated electric doors.





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Floor 2 Building 1

**Approximate total area<sup>m</sup>**  
753 ft<sup>2</sup>  
70 m<sup>2</sup>

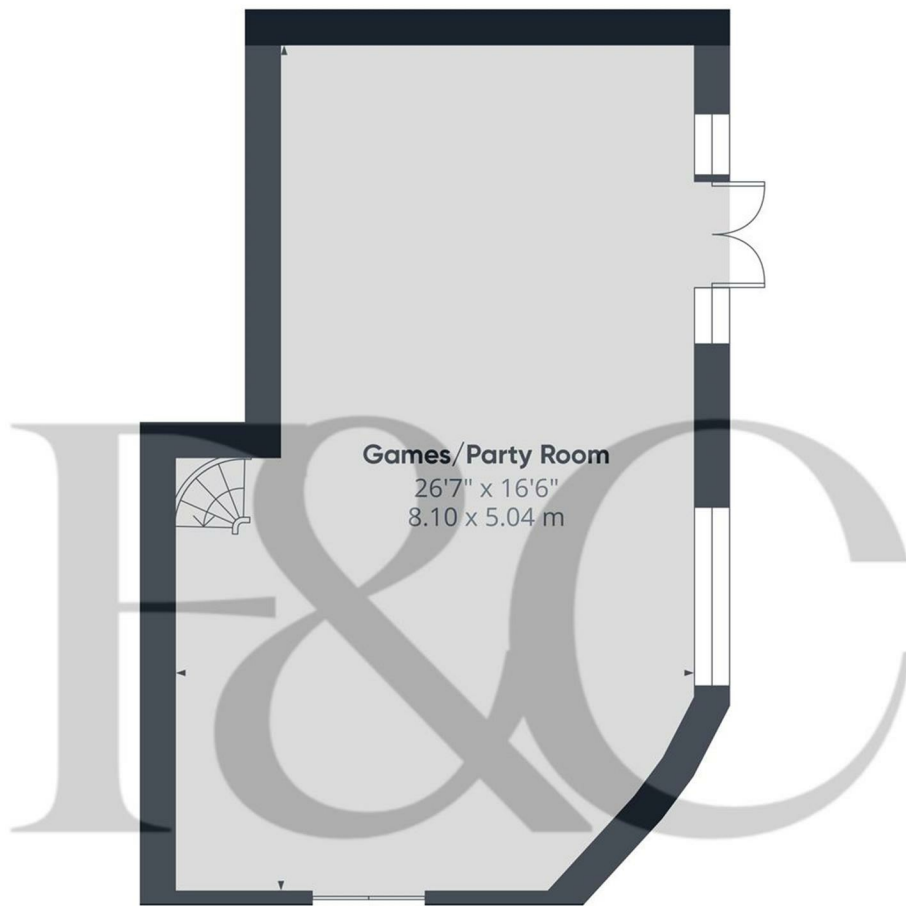
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0 Building 1

**Approximate total area<sup>(1)</sup>**

388.36 ft<sup>2</sup>  
36.08 m<sup>2</sup>

**Reduced headroom**

6.21 ft<sup>2</sup>  
0.58 m<sup>2</sup>

(1) Excluding balconies and terraces

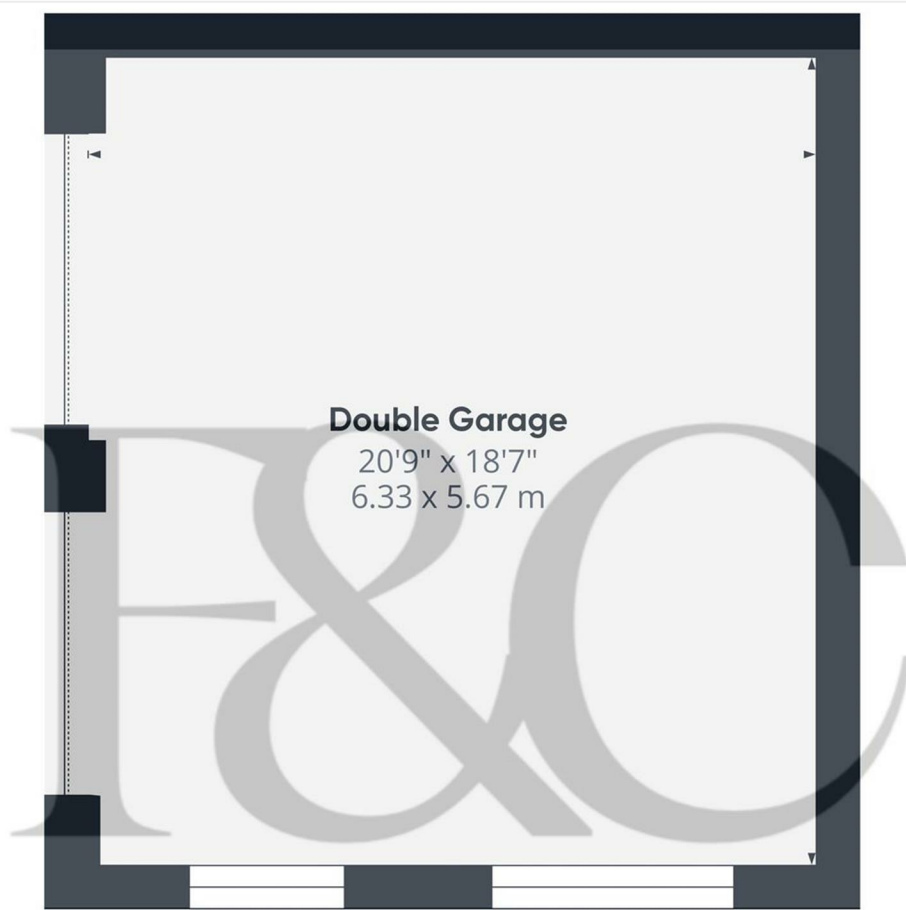
**Reduced headroom**

Below 5 ft/1.5 m

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Calculations are based on RICS IPMS 3C standard.

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**Double Garage**  
20'9" x 18'7"  
6.33 x 5.67 m

**Approximate total area<sup>(1)</sup>**  
385.03 ft<sup>2</sup>  
35.77 m<sup>2</sup>

(1) Excluding balconies and terraces

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**Floor 0** Building 2

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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
2562 ft<sup>2</sup>  
238 m<sup>2</sup>  
Reduced headroom  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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## 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	

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