



5 Bed House - Detached

12 Lower Maples
Shipley
Heanor
DE75 7JU

£2,500 Per Calendar Month

Fletcher
& Company

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• UNIQUE DETACHED EXECUTIVE STYLE PROPERTY – GARDENER INCLUDED • FIVE BEDROOMS WITH FOUR BATHROOMS • MASTER BEDROOM WITH LARGE EN-SUITE AND BALCONY OVER-LOOKING SHIPLEY PARK • OPTION OF SWIMMING POOL AND HOT TUB (DISCUSS WITH BRANCH) • TWO LARGE RECEPTION ROOMS WITH VIEWS OF THE REAR GARDEN/ SWIMMING POOL • GRAND HALLWAY LEADING TO REMARKABLE ROOMS • GROUNDLOOR ANNEX STYLE BEDROOM WITH EN-SUITE • LARGE KITCHEN DINER WITH VIEW OVER PRIVATE REAR GARDEN • UTILITY ROOM + LARGE SEPARATE PANTRY • A HUGE PROPERTY WITH OVER 3000 SQ.FT WITH

The Maples – A Distinguished 5-Bedroom Executive Residence, Over 3,000 sq.ft, Exclusive Cul-de-Sac, Available January 2026

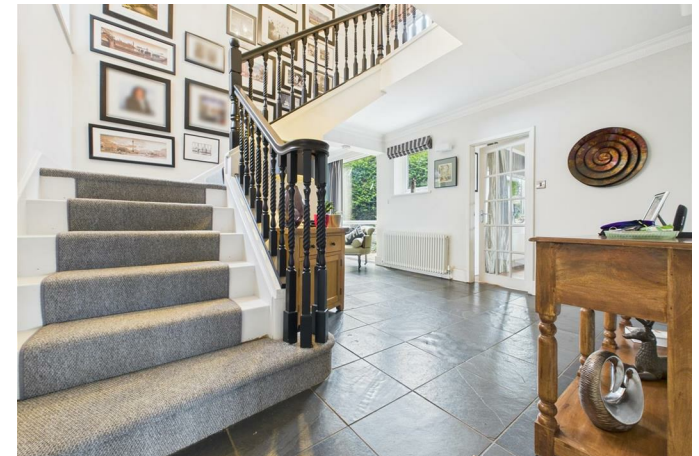
Introducing The Maples—a truly exceptional and architecturally enhanced detached home offering over 3,000 sq.ft of refined living space. Set within an exclusive, cul-de-sac and framed by mature grounds, this remarkable property has been thoughtfully extended and curated to deliver the highest standard of living.

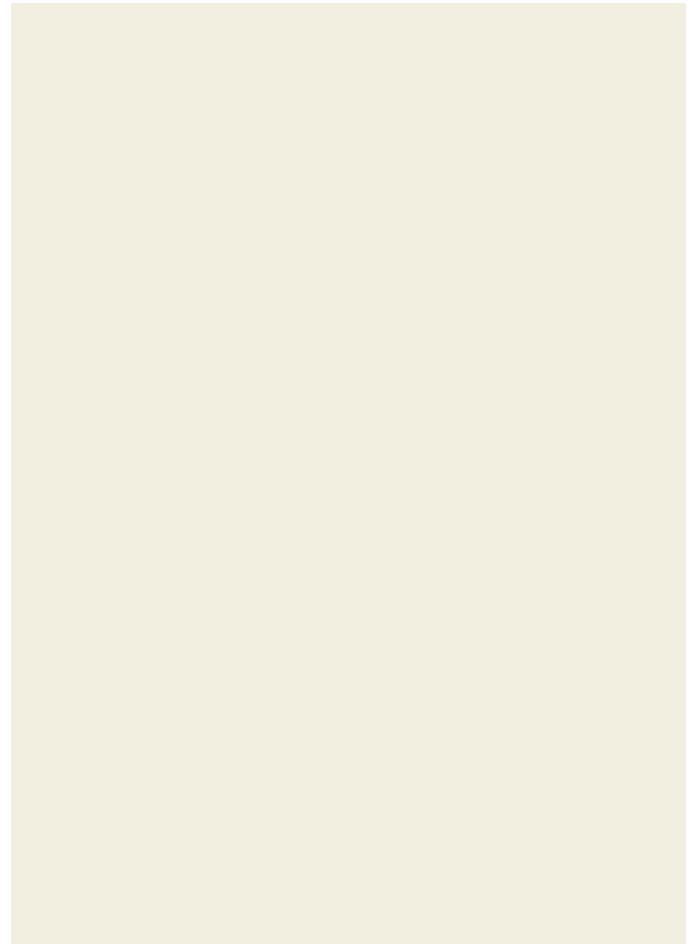
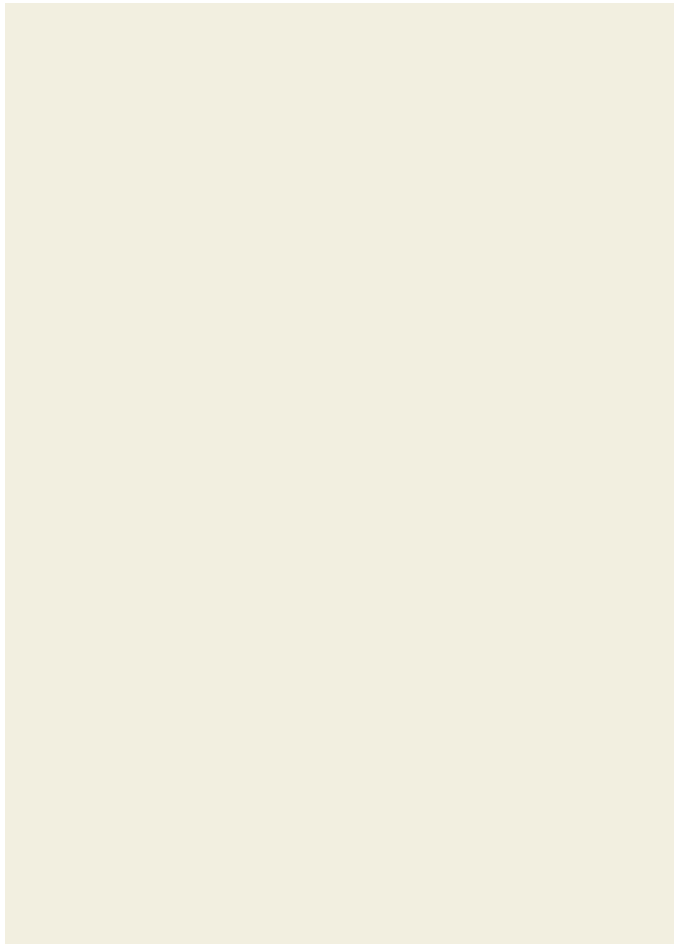
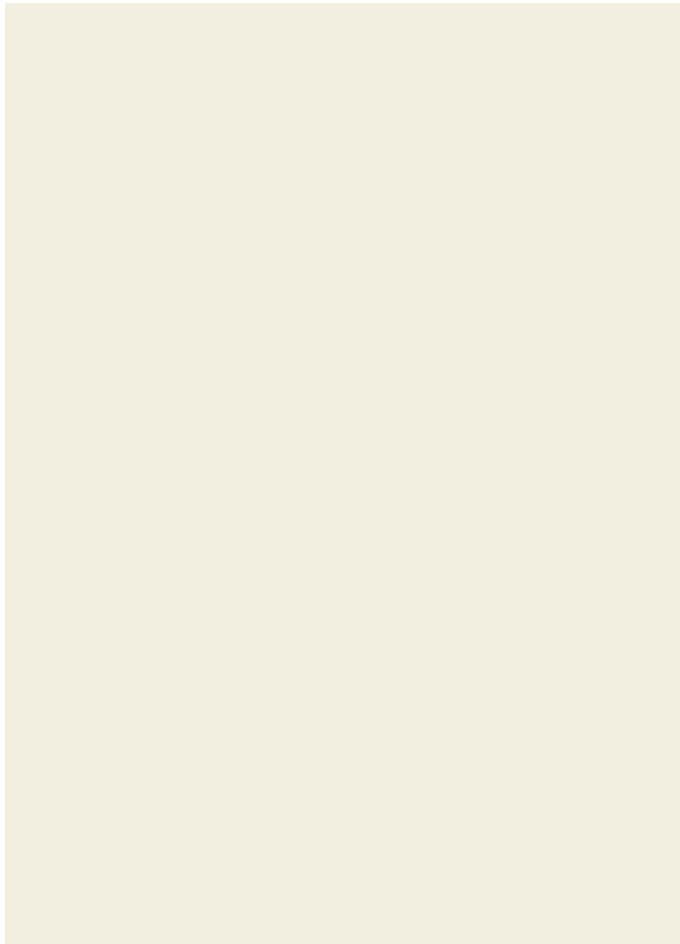
The Residence

Upon entering, you are welcomed by a magnificent entrance hall that immediately conveys the scale and presence of this outstanding home. The ground floor offers a sophisticated formal dining room and an expansive living room that extends effortlessly onto raised decking in the rear garden allowing you to easily enjoy the outdoors.

At the heart of the home lies the impressive open-plan kitchen and dining area, featuring a suite of branded appliances, extensive storage solutions, and a generous walk-in pantry. Beyond, a well-designed utility space leads seamlessly to the self-contained ground-floor bedroom suite, offering superb privacy and flexibility. There is a separate bar/ seating area and access into the large double garage. You will also find a large ground-floor WC/ cloakroom.

The first floor is crowned by a breathtaking galleried landing, leading to four spacious double bedrooms. The principal suite is a true retreat, complete with extensive fitted wardrobes, a luxurious en-suite with freestanding bath, and French doors opening onto a private balcony with tranquil views across the swimming pool and the greenery of Shipley Park. you will also find a large four piece suite

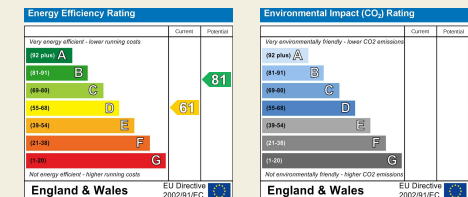




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Floor 0



Floor 1

Approximate total area

3086 ft²
287 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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