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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Lower Maples, Shipley, Heanor, Derbyshire , DE75 7JU
£999,995



FEATURES:

- DETACHED EXECUTIVE FAMILY HOME
- FIVE BEDROOMS FOUR BATHROOMS
- HEATED SWIMMING POOL AND HOT TUB
- LOUNGE AND DINING ROOM LEADING ONTO THE GARDEN
- DOUBLE GARAGE
- TUCKED AWAY CUL DE SAC
- LOCATION WITH SIMILAR PROPERTIES
- WOULD WORK FOR SOMEONE WANTING ANNEXE

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Entrance via UPVC door leading into a stunning open hallway with doors leading to lounge, dining room, kitchen, laundry room, and under stairs / wine storage area, radiator, tiled flooring.

Laundry Room

UPVC double glazed window, sink unit with cupboards below, radiator, door to WC

WC

WC, hand wash basin, UPVC window to side aspect.

Dining Room

4.98 m x 3.73 m (16'4" x 12'3")

Glazed doors leading to dining room, UPVC double glazed window to front aspect, patio doors to rear aspect, solid wood flooring, electric fire.

Lounge

7.18 m x 4.43 m (23'7" x 14'6")

UPVC bi fold doors leading to the pool/ garden, minstrel fireplace with open fire, wood flooring, feature wood panelling, tv point, two radiators.

Kitchen Breakfast Room

3.62 m x 6.73 m (11'11" x 22'1")

UPVC french doors leading to the rear garden / pool area, beautifully fitted kitchen with base units, granite worktops, sink unit, wine cooler, island with sink unit, double oven with extractor above, tv point, tiled flooring, integrated dishwasher, American style fridge freezer. door to utility room and pantry cupboard.

Pantry Cupboard

UPVC window to front aspect.

Utility Room

UPVC double glazed window to rear aspect, a range of fitted base and wall units with roll top work surface, sink unit, wall mounted boiler, part tiled walls, tiled flooring door to rear hallway/ breakfast area.

Rear hallway/ breakfast area.

Breakfast bar area, door to double garage.

Office / Bedroom

3.54 m x 2.53 m (11'7" x 8'4")

UPVC double glazed window to front aspect, radiator, tiled flooring.

Bedroom

4.44 m x 5.16 m (14'7" x 16'11")

UPVC double glazed window to side aspect, radiator, door to en suite.

En Suite

UPVC double glazed window to side aspect, three piece suite comprising of double shower, hand wash basin set in a vanity unit, WC, towel rail, part tiled walls.

First floor landing

Stunning landing area, with UPVC windows to front and side aspect, doors to bedrooms and main bathroom, storage cupboards.

Master Bedroom

5.43 m x 3.71 m (17'10" x 12'2")

UPVC bi fold doors leading on to a balcony, enjoying beautiful views over the garden /pool area, fitted wardrobes, door to en suite bathroom, feature radiator.

En Suite Bathroom

French doors to Juliet balcony, three piece suite comprising of roll top bath, WC, hand wash basin, tiled flooring, tiled walls, radiator.

Main Bathroom

UPVC double glazed window to front aspect, a modern four piece suite comprising of roll top bath, double shower cubicle, WC, hand wash basin, tiled flooring, part tiled walls, spot lighting, towel rail.

Bedroom with En suite

3.74 m x 4.75 m (12'3" x 15'7")

Double aspect UPVC double glazed windows, two radiators, double walk in shower, WC, hand wash basin set in a vanity unit, tiled walls, spot lighting.

Bedroom

3.81 m x 4.96 m (12'6" x 16'3")

Double aspect UPVC windows, hand wash basin, radiator.

Bedroom

4.19 m x 3.38 m (13'9" x 11'1")

UPVC double glazed window, radiator.

Outside Pool

The pool is heated with cover.

Double Garage

UP and over door to the front, door to rear, light and power connected.

Outside

The property is set on a beautiful plot, in a stunning cul de sac location.

The grounds of the property are made up of mature shrubs and borders, panelled fencing, astro turf areas, heated pool, Hot tub (which is negotiable). This garden feels like you are living the dream!

NOTICE TO PROSPECTIVE PURCHASERS

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