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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Lower Maples, Shipley, Heanor, Derbyshire , DE75 7JU **£800,000**



FEATURES:

- DETACHED EXECUTIVE FAMILY HOME
- FOUR / FIVE GOOD SIZED BEDROOMS
- LOTS OF FAMILY LIVING AND RECEPTION ROOMS
- AMPLE OFF STREET PARKING AND DOUBLE GARAGE
- SOUGHT AFTER LUXURY CUL DE SAC LOCATION
- OPEN VIEWS TO THE REAR
- BEAUTIFUL LANDSCAPED GARDENS
- EN SUITE, BATHROOM AND DOWNSTAIRS WC
- GAMES ROOM AND OFFICE
- VIEWING ESSENTIAL

COUNCIL TAX BAND: E EPC RATING: C

Description

WOW, simply amazing property surrounded by countryside views, set in a executive cul-de-sac with family luxury homes. This property has been maintained to a high standard with so many features. This property really does need to be viewed to appreciate what is on offer.

The property is set over three floors, to the basement floor is a games room and office, to the ground floor is entrance hallway, snug and stairs up to a lounge diner with views to the rear, kitchen and opening into the conservatory, again enjoying the views and downstairs WC with storage, utility room with doors leading out into the rear garden and into the double garage.

To the first floor is a grand landing with doors to bedrooms and bathroom, with door also leading to a great family space which would be ideal for the older child or elderly relative to make into a annexe room. Linen/storage room with hot water tank.

Outside is a stunning, south facing, landscaped garden with lawned area, patio seating area, also benefiting from paths providing access to the whole perimeter of the property, beautiful mature shrubs trees and bushes, great for those outdoor entertainers, enjoying the open views over Shipley Country Park.

This property boasts so much potential to any family. It is a dream to look around. Please call today to arrange a viewing.

Entrance Hallway

Snug

Lounge Diner

8.00 m x 6.67 m (26'3" x 21'11")

Kitchen

4.04 m x 3.53 m (13'3" x 11'7")

Conservatory

3.53 m x 3.05 m (11'7" x 10'0")

WC

Utility Room

2.78 m x 1.73 m (9'1" x 5'8")

Double Garage

5.31 m x 5.23 m (17'5" x 17'2")

First floor landing

Master Bedroom

4.29 m x 3.43 m (14'1" x 11'3")

En Suite

Bedroom Two

3.96 m x 3.53 m (13'0" x 11'7")

Bedroom Three

2.99 m x 3.06 m (9'10" x 10'0")

Bedroom Four

3.16 m x 2.95 m (10'4" x 9'8")

Family Room

5.31 m x 5.23 m (17'5" x 17'2")

Bathroom

Linen Room

Lower floor

Games Room

4.32 m x 3.75 m (14'2" x 12'4")

Office



Total floor area 299.0 m² (3,218 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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