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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Deepfields Drive, Shipley, Heanor, Derbyshire , DE75 7RE Offers in region of £400,000



### **FEATURES:**

- SHIPLEY LAKESIDE DEVELOPMENT
- FOUR GOOD SIZED BEDROOMS
- DETACHED WINDSOR STYLE FAMILY HOME
- WOODEN OUTBUILDING
- AMPLE OFF STREET PARKING
- DRESSING ROOM AND EN SUITE TO MASTER BEDROOM
- OPEN PLAN KITCHEN DINER
- UTILITY ROOM AND DOWNSTAIRS WC
- LANDSCAPED LOW MAINTENANCE GARDENS
- LAKE VIEWS

**COUNCIL TAX BAND: D EPC RATING: B**

### Entrance Hallway

Stairs rising to the first floor, wood effect flooring, radiator, glazed doors to lounge and kitchen diner.

### Lounge

5.16 m x 3.10 m (16'11" x 10'2")  
UPVC bay window to front aspect, radiator, tv point.

### Kitchen Diner

3.25 m x 5.84 m (10'8" x 19'2")  
UPVC bay window to rear with french doors leading onto the garden, UPVC window to rear aspect, Beautifully fitted kitchen with base and wall units with work top and sink unit, integrated oven, hob and extractor above, integrated fridge freezer, wine cooler, wood effect flooring, radiator, opening into utility room.

### Utility Room

2.18 m x 1.63 m (7'2" x 5'4")  
UPVC door to rear, fitted base and wall units with work top, plumbing for washing machine, space for drier, wood effect flooring, radiator, door to downstairs WC

### Downstairs WC

UPVC window to side aspect, two piece suite comprising of WC and hand wash basin, tiled splashback, radiator.

### First floor landing

UPVC window to side aspect, spacious landing, loft access, doors to bedrooms and bathroom.

### Bedroom One

3.30 m x 3.00 m (10'10" x 9'10")  
UPVC window to rear aspect, radiator, opening into dressing area.

### Dressing area

Fitted wardrobes to one wall, door to en suite.

### En Suite

UPVC window to rear aspect, three piece suite comprising of shower cubicle, WC and hand wash basin, tiled walls, heated towel rail.

### Bedroom Two

4.04 m x 2.92 m (13'3" x 9'7")  
UPVC window to rear aspect, fitted wardrobes, radiator.

### Bedroom Three

3.30 m x 2.64 m (10'10" x 8'8")  
UPVC window to front aspect, radiator, fitted wardrobes.

### Bedroom Four

3.43 m x 2.64 m (11'3" x 8'8")  
UPVC window to front aspect, radiator.

### Bathroom

UPVC window to front aspect, four piece suite comprising of panelled bath, shower cubicle, WC and pedestal hand wash basin, tiled walls, heated towel rail.

### Outside

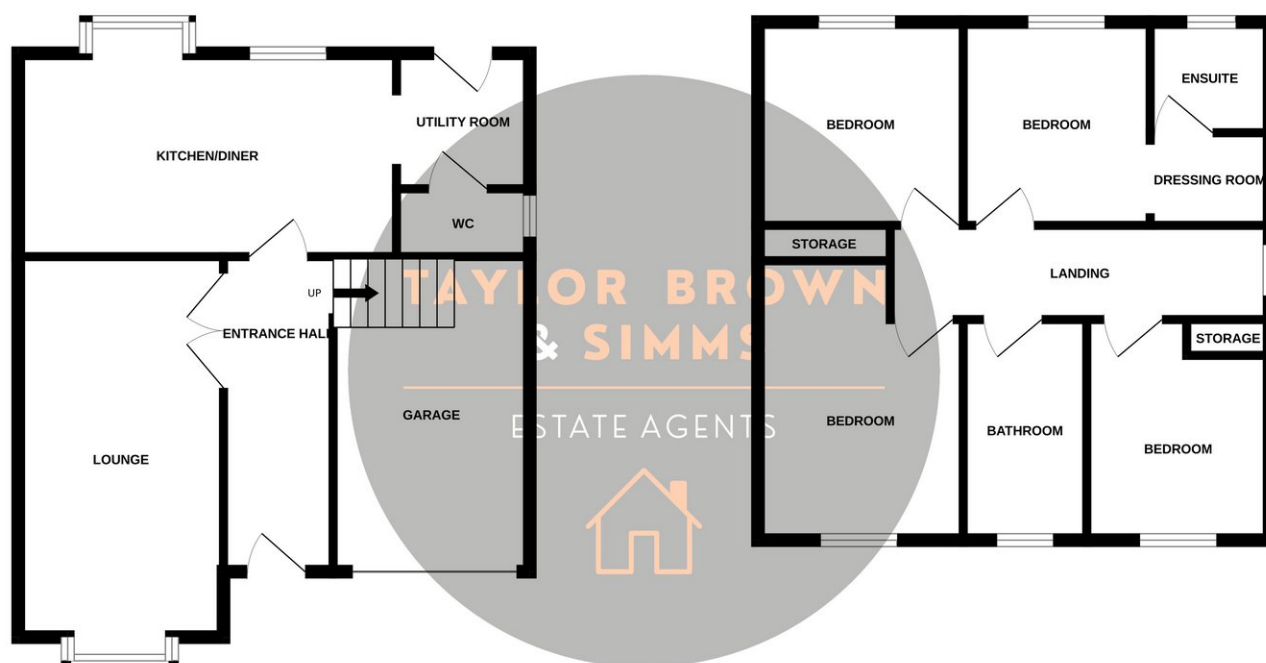
To the front is a driveway providing ample off street parking for three cars and leading to a single garage. To the side is gated access to the rear garden, and to the other side is a paved area.

To the rear of the property is a low maintenance garden, with artificial grass, paved areas, wooden summer house, further storage shed, lights and power outside and being enclosed via panelled fencing.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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