



Shiple Park Gardens
Heanor



Property Description

*** Finished To A High Standard ***

Exceptionally well presented three bedroom semi detached family home, situated on a quiet cul-de-sac close to the popular Shipley Country Park. In brief property comprises entrance hall, guest WC, spacious living room and a modern dining kitchen benefiting from integrated appliances and french door to the rear garden. To the first floor there are three bedrooms with an en-suite to the master and a family bathroom. Outside the property there is a driveway providing off street parking and gated side access to the charming well presented rear garden.

Entrance Hallway

Entrance through composite door to the front elevation leading into the hallway with tiled flooring, central heating radiator and door leadint to W.C and Living room.

Downstairs W.C

With wash hand basin, tiled flooring, low level W.C, splashback tiles and central heating radiator.

Lounge

16' 10" x 12' 2" (5.13m x 3.71m)

With carpet flooring, central heating radiator, TV point, uPVC double glazed bay window to the front elevation, staris leading to first floor landing and door to kitchen diner.

Kitchen/ Diner

15' 9" x 11' 3" (4.80m x 3.43m)

Having a range of wall and base units with work surfaces over, inset sink with splashback tiles, wood effect flooring, space and plumbing for washing machine, integrated appliances include,dishwasher, fridge freezer, oven and induction hob with extractor over. Central heating radiator and uPVC double glazed French doors to the rear elevation.

First Floor Landing

Having carpet flooring, loft access and doors off to the bedrooms and family bathroom.

Bedroom One

10' 4" x 10' 6" (3.15m x 3.20m)

Having carpet flooring, central heating radiator, uPVC double glazed window to the rear elevation, built-in wardrobes and door leading to en suite.

En Suite

Having wood effect flooring, central heating radiator, obscured window to the rear elevation, shower cubicle, wash hand basin, low level W.C and splashback tiles.

Bedroom Two

9' 5" x 11' 6" (2.87m x 3.51m)

Having carpet flooring, central heating radiator and uPVC double glazed window to

the front elevation.

Bedroom Three

7' 5" x 6' 6" (2.26m x 1.98m)

Having carpet flooring, central heating radiator and uPVC double glazed window to the front elevation.

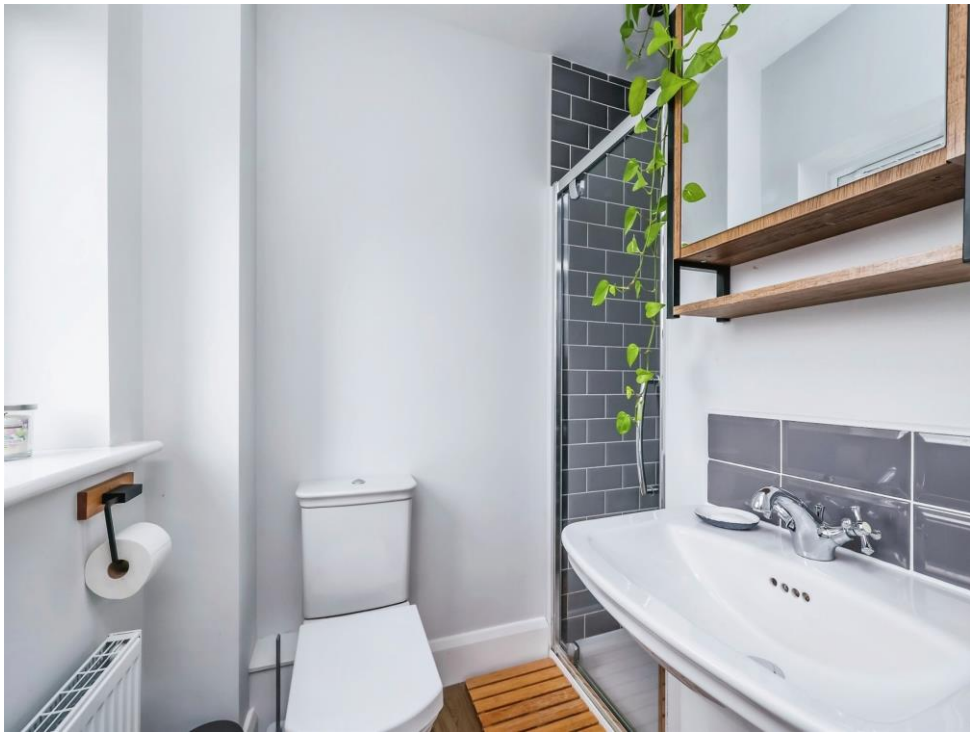
Family Bathroom

Three piece suite comprising panelled bath with shower over, glass shower screen, low level WC, wash hand basin, tiled splash-backs, feature heated towel rail, spotlights to ceiling and wood effect flooring.

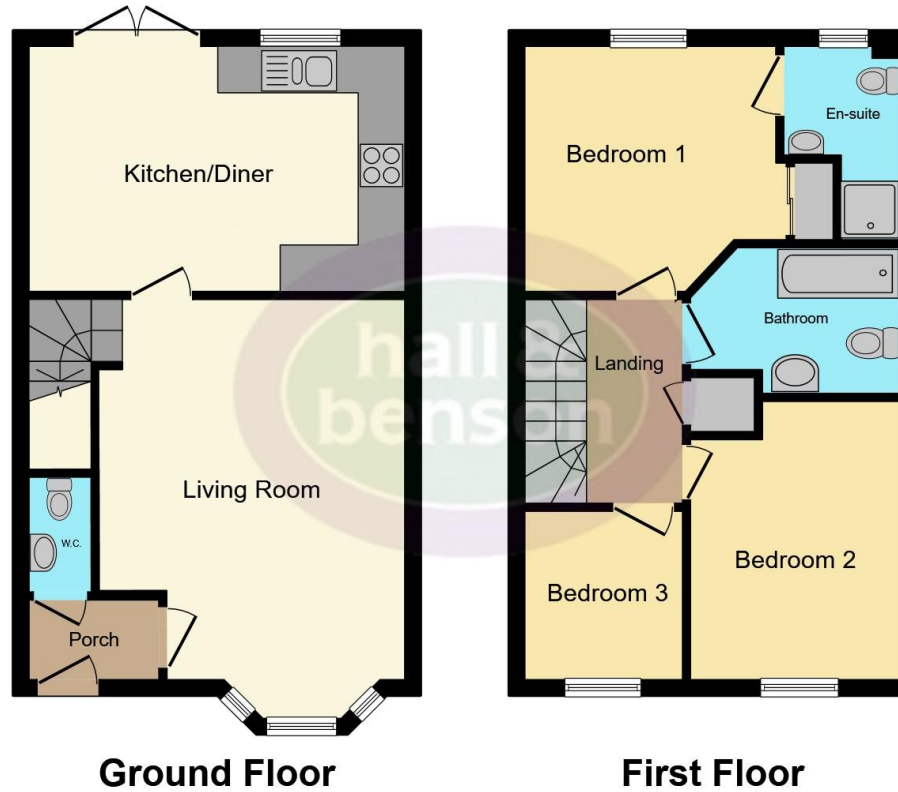
Outside

Outside the property there is a driveway providing off street parking and gated side access to the rear garden. Garden benefits from a patio area, borders with mature trees and shrubs









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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