4 Bed House - Detached

7 Lower Maples
Shipley
Heanor
DE75 7JU

£2,995 Per Calendar Month

Fletcher
& Company

7 Lower Maples
Heanor
DE75 7JU

4 2 2 C

• A Large, Spacious & Versatile Detached Property With Fine Views • Situated On A Quiet Cul De Sac • Four/ Five Bedrooms • Skillfully Extedned Offering Extreme Amounts Of Practical Living Space & Stunning Views • Superb Driveway Parking With Double Garage • Further Enhancing The Property Is A CCTV Security System • A Stunning Rear Garden With Hot Tub, Sun Room With Power & Wrap Around Decking • An Exceptional Four Piece Jack N Jill Style Bathroom With Large Walk In Shower • Incredible Kitchen Diner With A Spectacular Sun Room OFfering Far Reaching Views Over Shipley Park • Available Part Or Unfurnished - Discuss With Branch

Situated within the attractive cul-de-sac of Lower Maples, Shipley, Heanor, this individually designed detached residence offers over 2,000 sq ft of beautifully presented, versatile accommodation on an enviable plot with far-reaching countryside views.

An impressive reception hallway sets the tone, leading to a modern cloakroom/WC, generous lounge and superb open-plan living/dining kitchen. Designed as the heart of the home, this striking space enjoys views across the garden and surrounding countryside, creating an exceptional setting for both family life and entertaining.

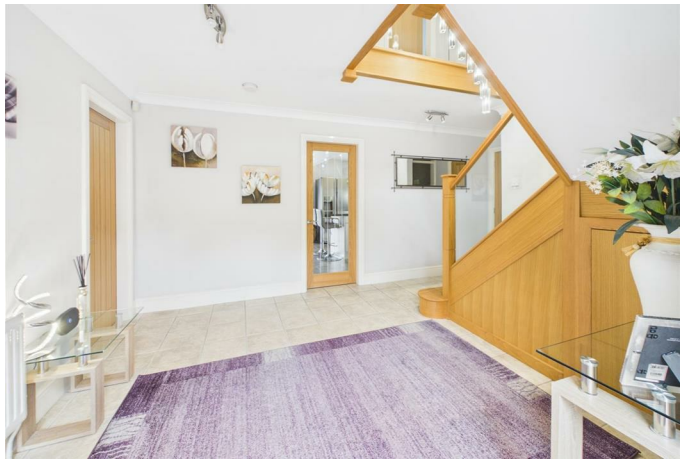
A useful utility room and internal access to the substantial double garage add practicality, while the flexible ground-floor layout offers scope for an additional bedroom if required.

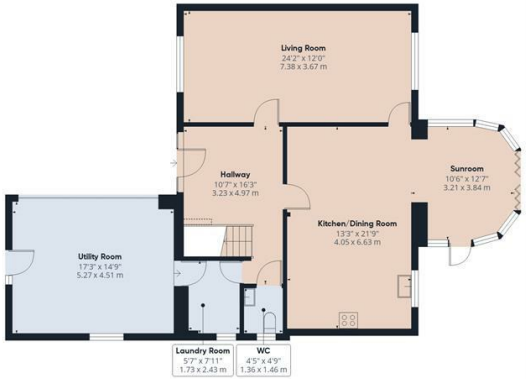
A dramatic galleried landing serves four well-proportioned first-floor bedrooms. The principal bedroom features an en-suite bathroom, with a stylish four-piece Jack and Jill family bathroom serving the remaining accommodation.

Outside, the exceptional south-facing rear garden is a real highlight, enjoying elevated views across open countryside towards Shipley Country Park. A substantial raised deck provides an impressive entertaining space, with steps leading to the lawn and hot tub area.

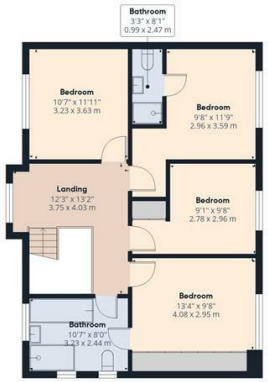
Beyond the garden sits a detached powered garden room, ideal as a home office, gym, games room, studio or additional entertaining space.

The property also benefits from extensive off-road parking for several vehicles





Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)

2028 ft²

188.4 m²

Reduced headroom

2 ft²

0.2 m²

Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

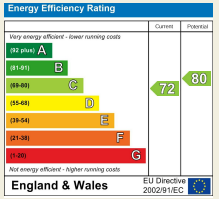
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

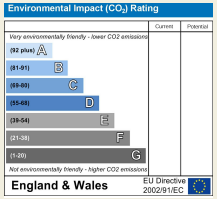
GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390
E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk





Fletcher & Company