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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Hassock Lane, Heanor, Derbyshire , DE75 7JD **£425,000**



FEATURES:

- STUNNINGLY RENOVATED DETACHED FAMILY HOME
- PANORAMIC COUNTRYSIDE VIEWS
- THREE BEDROOMS
- SPACIOUS DINING KITCHEN WITH ISLAND
- CONSERVATORY WITH LOG BURNER
- TWO BATHROOMS
- DRIVEWAY & GARAGE
- EXTENSIVE LANDSCAPED GARDENS
- SUMMERHOUSE, GREENHOUSES & SHEDS INCLUDED
- POPULAR SHIPLEY LOCATION

Porch

Accessed via the front door, the separate porch provides a useful entrance and storage area. There are fitted base units with work surface over, tiled flooring, windows to both sides and a glazed door leading through into the entrance hall. A storage heater provides additional warmth.

Entrance Hallway

The welcoming entrance hall has laminate flooring which flows through towards the dining kitchen. There is a radiator, useful understairs storage, stairs rising to the first floor and a glazed door leading through to the main living accommodation.

Lounge

3.04 m x 3.36 m (10'0" x 11'0")

A spacious and characterful lounge featuring laminate flooring, a bay window overlooking the front of the property and the far-reaching views beyond. A curved radiator sits within the bay, whilst a feature fireplace and log burner provides an attractive focal point to the room.

There is also a decorative ceiling cornice and coving, adding to the character of the space.

Dining Kitchen

5.16 m x 3.36 m (16'11" x 11'0")

A superb open-plan dining kitchen providing an excellent hub for family life and entertaining.

The kitchen is fitted with a comprehensive range of wall and base units with work surfaces over, incorporating a one-and-a-half

island provides additional preparation and storage space, with three pendant lights positioned above.

Integrated appliances include a fridge freezer, microwave, dishwasher and drinks cooler fridge.

The laminate flooring flows through from the entrance hall, whilst a tall radiator provides additional warmth. Double sliding doors lead directly into the conservatory, creating a wonderful connection between the kitchen and garden.

Conservatory

5.11 m x 2.10 m (16'9" x 6'11")

The conservatory is a particularly impressive addition to the property, with laminate flooring, a log burner, side window and two sets of sliding doors opening onto the rear garden.

This is a fantastic space in which to sit and enjoy the surrounding gardens and, most importantly, the stunning panoramic countryside views.

Utility Room

3.00 m x 1.98 m (9'10" x 6'6")

The useful utility room has tiled flooring and is fitted with a range of wall and base units with work surfaces over, together with a one-and-a-half bowl sink with drainer and mixer tap.

Windows to the rear and side provide plenty of natural light, whilst there is space and plumbing for both a washing machine and tumble dryer, and a further

downstairs shower room.

Downstairs Wet Room

A stylish and practical wet room with tiled flooring and tiled walls. The suite comprises a WC, wash hand basin and shower with both a rainfall shower and additional shower head.

There are spotlights to the ceiling, radiator, and a useful recessed shelf within the tiled wall.

First floor landing

The first-floor landing is carpeted and stylishly presented, with doors leading to all three bedrooms and the family bathroom.

A side window provides an abundance of natural light and, once again, beautiful views across the surrounding countryside.

Bedroom One

3.36 m x 3.35 m (11'0" x 11'0")

A particularly generous double bedroom with carpet flooring, fitted light fitting and radiator.

The rear-facing window provides beautiful uninterrupted views across the rear garden and surrounding countryside, making this a wonderful room in which to wake up each morning.

Bedroom Two

3.05 m x 3.35 m (10'0" x 11'0")

Another well-proportioned bedroom with carpet flooring, pendant light and radiator.

The front-facing window overlooks the driveway and provides far-reaching views beyond, continuing the property's impressive outlook.

Bedroom Three

1.84 m x 1.97 m (6'0" x 6'6")

A versatile third bedroom with laminate flooring, radiator and fitted light fitting.

There is a loft access hatch and front-facing windows overlooking the driveway and the views beyond.

This room would make an ideal child's bedroom, home office or dressing room depending upon requirements.

Family Bathroom

The family bathroom is finished with tiled flooring and part-tiled walls and comprises a WC, wash hand basin with useful storage unit beneath, bath with shower mixer tap and a separate shower positioned at the far end.

There is a heated towel rail and rear-facing window overlooking the rear garden and, once again, the spectacular surrounding views.

Outside

The property is approached via a large driveway providing ample parking, which continues towards the garage and front entrance.

Block paving also runs down the side of the property, with a gated access leading through to the extensive gardens.

The gardens are a real highlight of this home and offer an impressive combination of landscaped and practical outdoor space. There are numerous areas providing space for outdoor seating and entertaining, together with mature shrubs, plants and established borders. A separate play garden provides an ideal space for children, whilst the

garden also benefits from two sheds and summerhouse, both of which are included in the sale and benefit from power and lighting. There are also two greenhouses which will remain with the property, providing excellent facilities for keen gardeners. Steps lead down to a further paved area, with another gated section providing access to the vegetable growing area, which is surrounded by fencing and hedging.

Garage and Loft Space

The property benefits from a garage, with power and additional loft storage accessed from the garage.

There is also a further loft space above the conservatory, in addition to the main loft accessed from the third bedroom.

The roof is fully boarded.



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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