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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Miller Drive, Shipley, Derbyshire , DE75 7NT
£350,000



FEATURES:

- SHOW HOME CONDITION THROUGHOUT
- SHIPLEY LAKESIDE
- FANTASTIC VIEWS OVER SHIPLEY COUNTRY PARK
- THREE BEDROOMS
- DETACHED FAMILY HOME
- BLOCK PAVED DRIVEWAY AND GARAGE
- MODERN KITCHEN DINER
- LANDSCAPED GARDEN WITH VIEWS
- UTILITY ROOM AND DOWNSTAIRS WC
- DRESSING ROOM AND EN SUITE



COUNCIL TAX BAND: C EPC RATING: B

Entrance porch
UPVC door to front, door to lounge.

Lounge
4.44 m x 3.35 m (14'7" x 11'0")
UPVC Window to front aspect, radiator, tv point, stairs rising to the first floor, glass door leading to kitchen diner.

Kitchen Diner
4.27 m x 2.92 m (14'0" x 9'7")
UPVC french doors to the rear garden, UPVC window to rear aspect, modern fitted kitchen comprising of base and wall units with work top and upstands, sink unit, integrated oven, hob and extractor above, integrated dishwasher and fridge freezer, radiator, opening to utility room.

Utility Room
1.57 m x 1.47 m (5'2" x 4'10")
Door to rear aspect, base and wall units with work top, plumbing for washing machine, radiator, door to downstairs WC

Downstairs WC
Two piece suite comprising of hand wash basin and WC with part tiled walls and radiator.

First floor landing
Doors to bedrooms and bathroom.

Bedroom One
3.28 m x 3.12 m (10'9" x 10'3")
UPVC window to front aspect, radiator, opening into dressing room.

Dressing Room
Fitted wardrobes to either side and door to en suite.

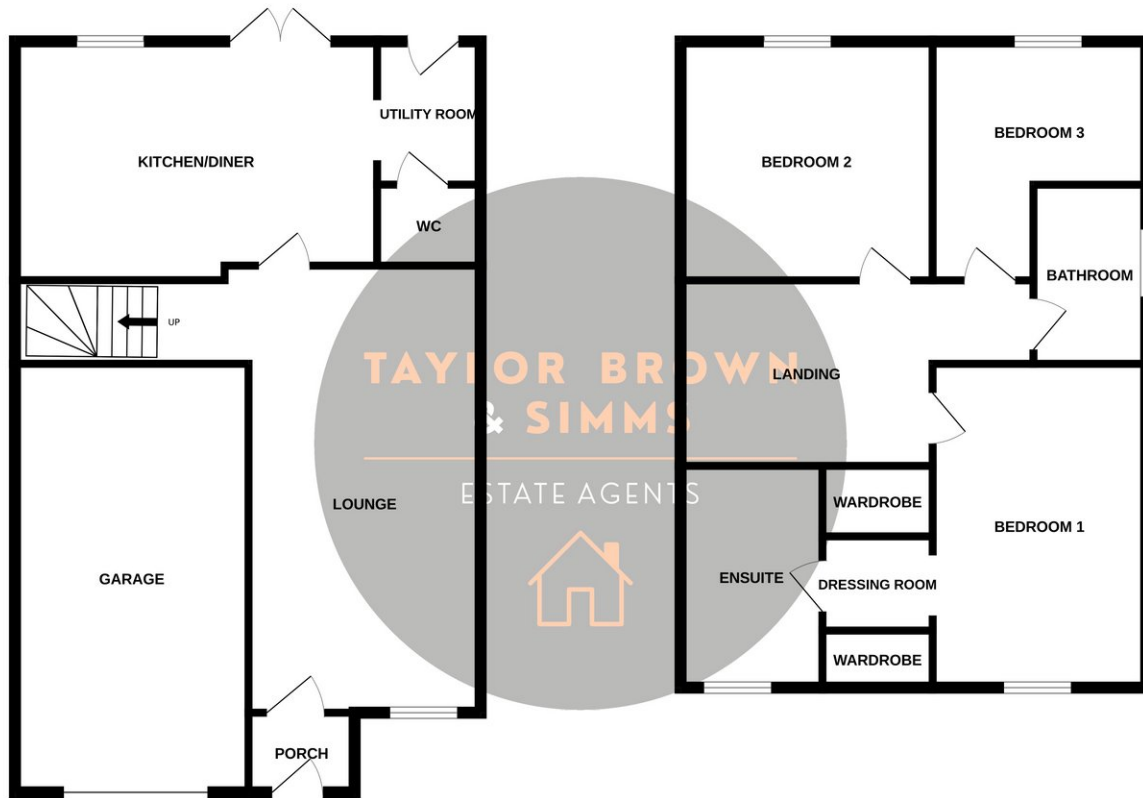
En Suite
UPVC window to front aspect, three piece suite comprising of WC, pedestal hand wash basin, shower cubicle, part tiled walls, radiator.

Bedroom Two
3.00 m x 2.97 m (9'10" x 9'9")
UPVC window to rear aspect, enjoying fabulous views over Shipley, radiator, wardrobes.

Bedroom Three
2.97 m x 2.84 m (9'9" x 9'4")
UPVC window to rear aspect, again, enjoying fantastic views, radiator.

Bathroom
UPVC window to side aspect, three piece suite comprising of panelled bath, WC and pedestal hand wash basin, part tiled walls, radiator.

Outside
To the front of the property is a block paved driveway providing ample off street parking and leading to a single garage, there is also a lawned area, with borders with shrubs and a tree, side gated access leading to the rear garden. To the rear of the property is a fantastic garden, which enjoys fabulous breath taking views over Shipley Country Park, paved patio area, lawned area, shrubs and borders and being enclosed via walling and fencing.



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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