



HOPKINS & DAINTY

ESTATE AGENTS



Redshaw Lane, Ibstock, LE67 6QR

£525,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning five bedroom, three storey detached family home. Set on this popular and recently completed modern residential estate. On the edge of Ibstock, the property is located in an enviable position at the end of a shared driveway with ample off road parking and overlooking an open culvert area leading down to the Dairy Farm. Presented to a very high standard throughout, the property stands on a generous plot with a DOUBLE GARAGE and an impressive south facing, landscaped rear garden, which is low maintenance in design. This lovely home will appeal to growing families in particular, who are ready for more living space.

The accommodation comprises: entrance hallway with a guest WC; open plan kitchen and dining room with a range of integrated appliances. A dual aspect sitting room with French doors opening onto the garden and a useful utility room. On the first floor, you will find the master bedroom suite, which has a dressing area with fitted wardrobes and a spacious En-suite shower room. There are two further double bedrooms on this floor, one of which has fitted wardrobes; and the main family bathroom with a four piece suite, including a separate bath and shower. On the top floor there are two further double bedrooms, both with fitted wardrobes. One of the bedrooms also has an En-suite shower room.

The property has a dual zone gas central heating system with two thermostats; double glazing and has been considerably upgraded by the current owners, since they bought it from new in 2021.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Directions

From Station Road, turn into the estate at the roundabout and proceed along Dale Road. Take the second left turn into Pepper Drive, first right into Satchwell Place and first right again into Redshaw Lane. The property is located on the right and is approached via a shared driveway.

Entrance Hall

Accessed via a double glazed entrance door. With tiled flooring, stairs rising to the first floor with a storage cupboard under and doors leading off.

Open Plan Kitchen/Dining Room

Impressive open plan kitchen and dining room, ideal for families and entertaining.

Dining Area 11'2" x 10'6" (3.41 x 3.22)



The dining area has tiled flooring, a radiator and a double glazed front window.

Kitchen Area 11'6" x 10'6" > 9'10" (3.51 x 3.22 > 3.02)



Fitted with a range of contemporary gloss fronted base

and wall units with work surfaces and an inset one and a quarter sink and drainer with a mixer tap. There is a built in electric oven, five ring gas hob and hood; along with an integrated dishwasher and fridge/freezer. A boiler cupboard houses the wall mounted gas boiler and there is a double glazed rear window.

Utility Room 5'11" x 5'3" (1.81 x 1.61)



Useful utility room with a fitted worktop and inset sink and drainer. There is an integrated tumble dryer/washing machine, tiled flooring, a radiator, extractor vent and a double glazed door opening onto the rear garden.

Lounge 23'0" x 10'6" (7.02 x 3.22)



Generous family sitting room with two radiators and double glazed front and side windows providing ample natural lighting. A set of French doors with side panels open onto the rear patio and garden.

Guest WC



Two piece suite comprising WC and wash hand basin. With tiled flooring and a radiator.

First Floor Landing



With a double glazed front window, radiator, walk in storage cupboard and stairs rising to the top floor. Doors leading off.

Master Bedroom 10'11" x 10'7" (3.33 x 3.25)

Large master bedroom with a radiator and double glazed front window.

Dressing Area

With fitted floor to ceiling wardrobes along two walls and a door to:

En-Suite Shower Room 7'6" x 6'0" (2.30 x 1.84)



With a three piece suite comprising shower enclosure, wash hand basin and WC. Tiled flooring and splashbacks, extractor vent, heated towel rail and a double glazed rear window.

Bedroom 4 12'11" x 10'7" (includes wardrobes) (3.94 x 3.24 (includes wardrobes))



Front double bedroom with fitted floor to ceiling wardrobes, a radiator and double glazed window.

Bedroom 5 9'8" x 8'7" max. (2.97 x 2.63 max.)



Rear double bedroom (currently used as a home office), with a radiator and double glazed window.

En-Suite Shower Room 8'7" x 3'0" (2.63 x 0.93)



With a three piece suite comprising shower, wash hand basin and WC. Tiled flooring and an extractor vent.

Family Bathroom 8'7" x 6'2" (2.64 x 1.88)



With a four piece suite comprising bath with a shower attachment, wash hand basin, WC and a separate shower enclosure. Tiled splashbacks and flooring, radiator, extractor vent and a double glazed rear window.

Bedroom 3 15'3" x 10'7" (includes wardrobes) (4.67 x 3.24 (includes wardrobes))



Double bedroom with access to the loft space. Fitted floor to ceiling wardrobes, two radiators and a double glazed dormer window.

Second Floor Landing

The two top floor bedrooms are separated by the landing area. With a radiator, double glazed Velux roof light and doors leading off.

Bedroom 2 15'3" x 10'2" (includes wardrobes) (4.67 x 3.12 (includes wardrobes))

Double bedroom with two radiators, a double glazed front dormer window and fitted floor to ceiling wardrobes. Door to:

Driveway Parking

To the front of the property there is a Private drive area surrounded by mature laurel hedging and turning area, providing ample off road parking for several cars. Access to the garage and gated entry to the rear garden.

Double Garage 20'4" x 19'10" max. (6.20 x 6.05 max.)



Double garage with two up and over doors, electric light and power connected, roof storage space and a double glazed side access door opening onto the rear garden.

Landscaped Rear Garden



A truly impressive garden which is low maintenance in design and has been thoughtfully landscaped. Comprising initially of a full width patio with a stone seating area with outside lights, several external power sockets and inset remote controlled LED lighting to sleepers. Pretty covered archway leads you through to an artificial lawned area surrounded by raised borders with a range of plants, mature shrubs and trees. A particular feature of the rear garden is the elevated composite decked seating area overlooking the south facing garden.

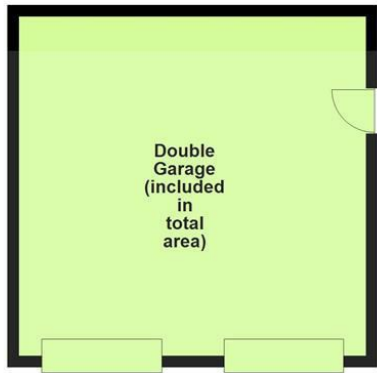
Service Charge

We understand that this property is subject to an annual service charge in the region of £240.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

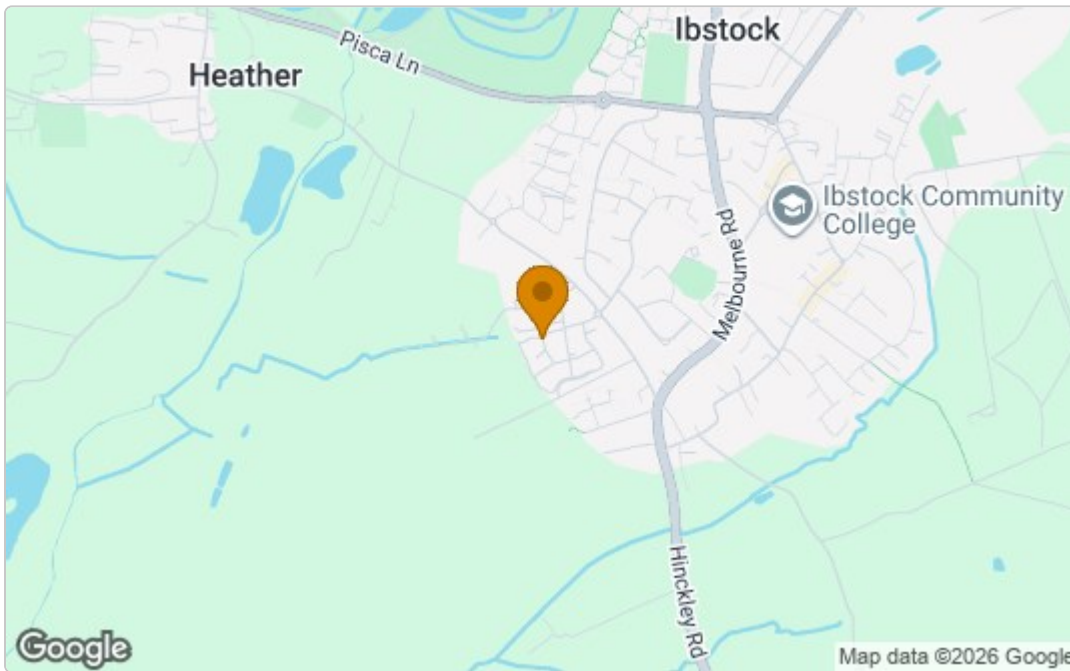
Floor Plan



Total area: approx. 200.2 sq. metres (2155.3 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.