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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Miller Drive, Shipley, Derbyshire , DE75 7NT Offers in region of £325,000



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 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.

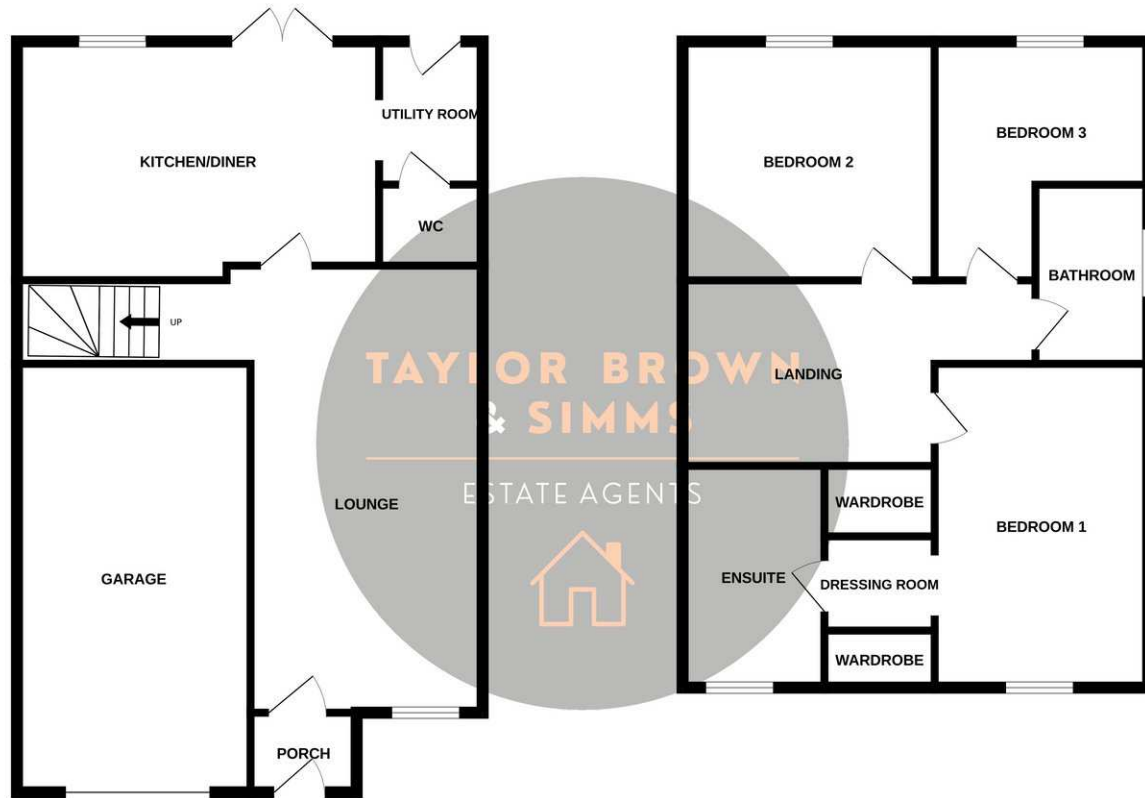
En Suite
UPVC window to front aspect, three
piece suite comprising of WC,
pedestal hand wash basin, shower
cubicle, part tiled walls, radiator.

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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