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TAYLOR BROWN & SIMMS
ESTATE AGENTS

Miller Drive, Shipley, Heanor, Derbyshire , DE75 7NT

Offers in region of £380,000











FEATURES:

- FOUR BEDROOM DETACHED END-PLOT HOME
- SOUGHT-AFTER SHIPLEY LAKESIDE DEVELOPMENT
- STYLISH DINING KITCHEN
- SEPARATE LOUNGE WITH BAY WINDOW
- MASTER BEDROOM WITH EN-SUITE & FITTED WARDROBES
- INTEGRAL GARAGE WITH ELECTRICITY
- DOUBLE-WIDTH DRIVEWAY & AMPLE OFF-ROAD PARKING
- GENEROUS REAR GARDEN WITH SIDE ACCESS
- COUNTRYSIDE VIEWS
- SHIPLEY COUNTRY PARK ON THE DOORSTEP

Entrance Hall
2.67 m x 6.66 m (8'9" x 21'10")
Accessed via the front entrance door, the welcoming entrance hall features attractive vinyl herringbone flooring, stairs rising to the first floor and useful under-stairs storage. Doors provide access to the lounge and dining kitchen.

Lounge
4.50 m x 3.09 m (14'9" x 10'2")
A bright and comfortable reception room featuring a front-facing bay window, radiator and carpeted flooring. An attractive glazed oak door allows natural light to flow through from the entrance hall.

Dining Kitchen
2.67 m x 6.66 m (8'9" x 21'10")
Accessed through an attractive glazed oak door from the entrance hall, the impressive dining kitchen is fitted with a range of wall and base units, complemented by work surfaces and vinyl herringbone flooring. The kitchen includes an induction hob with extractor over, oven, integrated dishwasher and integrated fridge freezer.

The kitchen area benefits from spotlights to the ceiling and additional lighting beneath the wall units, while the dining area features a stylish light pendant and provides ample space for a family dining table. Glazed double patio doors open directly onto the rear garden, with a rear-facing window providing further natural light. Two radiators complete the room.

Utility Room
1.46 m x 1.61 m (4'9" x 5'3")
The utility area provides space and useful shelving and a wall-mounted storage unit. A rear door provides access to the garden and side of the property.

Ground Floor WC
The downstairs cloakroom comprises a WC, wash hand basin, radiator and side-facing window.

First Floor Landing
A spacious U-shaped landing providing access to all four bedrooms, the family bathroom and the loft. There is also a useful storage cupboard housing the hot water system.

Master Bedroom
3.17 m x 3.80 m (10'5" x 12'6")
A spacious master bedroom featuring a front-facing window providing views towards the surrounding countryside. The room benefits from fitted wardrobes, carpeted flooring and a radiator, with a door leading through to the en-suite.

En-suite
The en-suite comprises a shower enclosure, WC, wash hand basin with storage beneath, wall-mounted mirror and heated towel rail. There is also a front-facing window and tiled flooring.

Bedroom Two
3.81 m x 3.05 m (12'6" x 10'0")
A double second bedroom with front-facing window, carpeted flooring and radiator.

Bedroom Three
2.97 m x 3.22 m (9'9" x 10'7")
A further double bedroom with rear-facing window, carpeted

Bedroom Four
2.74 m x 2.96 m (9'0" x 9'9")
A further bedroom with rear-facing window, carpeted flooring and radiator.

Family Bathroom
The family bathroom is fitted with a bath with shower over, WC and wash hand basin. There is also a heated towel rail, rear-facing window and tiled flooring.

Outside
To the front, a double-width driveway provides ample off-road parking and leads to the integral garage, which benefits from electricity.

Occupying an attractive end plot, the property benefits from a good-sized rear garden laid to a combination of patio and lawn. The garden provides a pleasant outdoor space for relaxing and entertaining, together with convenient side access.

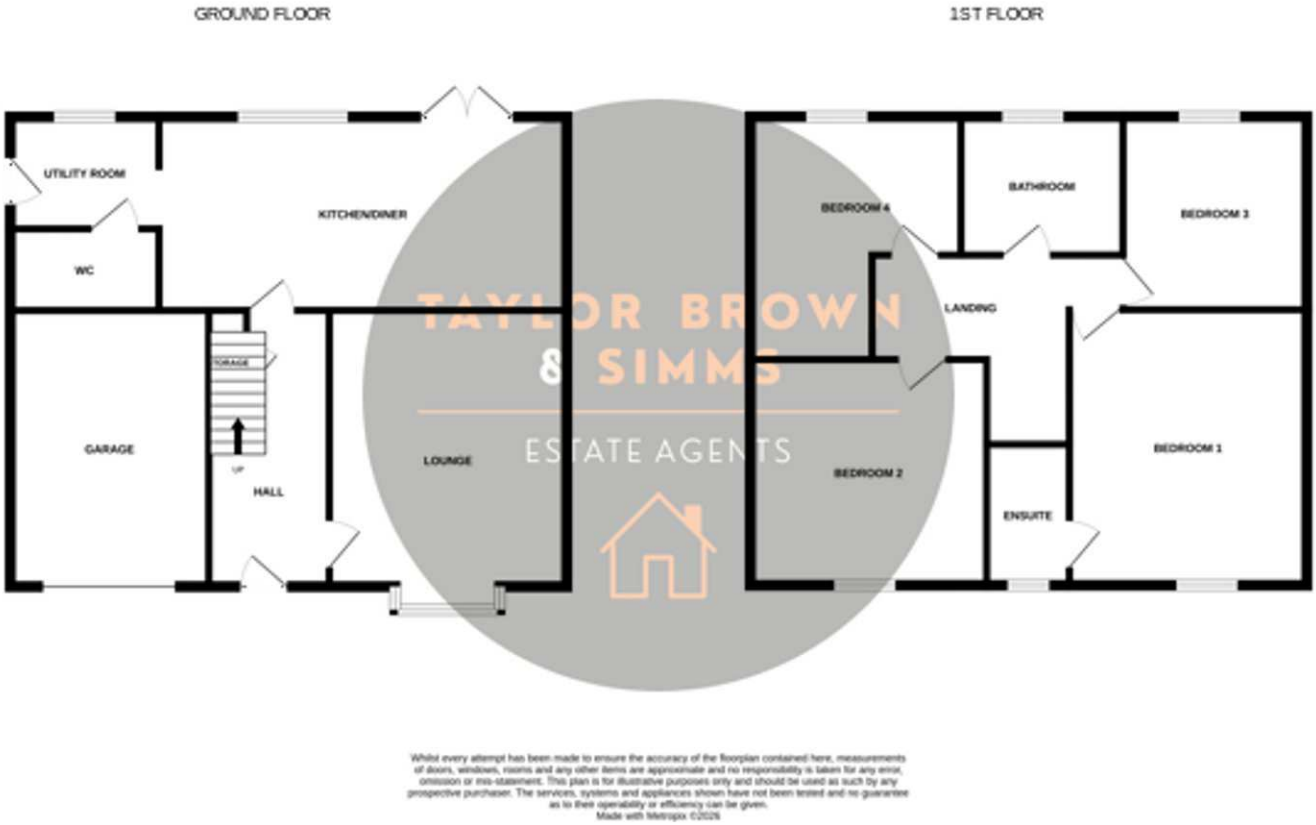
Location
Miller Drive occupies an enviable position within the highly regarded Shipley Lakeside Development, offering modern family living in a desirable residential setting surrounded by open countryside.

The development is particularly appealing to families seeking a peaceful environment without compromising on everyday convenience, with excellent opportunities to enjoy the outdoors right on the doorstep.

Shipley Country Park is just moments away, providing an extensive network of countryside walks, open green spaces and scenic surroundings to enjoy. Whether it's a morning dog walk, an evening stroll or a weekend family adventure, the location offers an enviable lifestyle for those who enjoy having the countryside close by.

The property is also well placed for access to local amenities, schools and transport links, with Derby, Nottingham and surrounding towns all readily accessible.

For those looking for a well-positioned family home within a sought-after development, Miller Drive offers



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