



The Field,  
Shipley, Heanor  
DE75 7JH

**£525,000 Freehold**

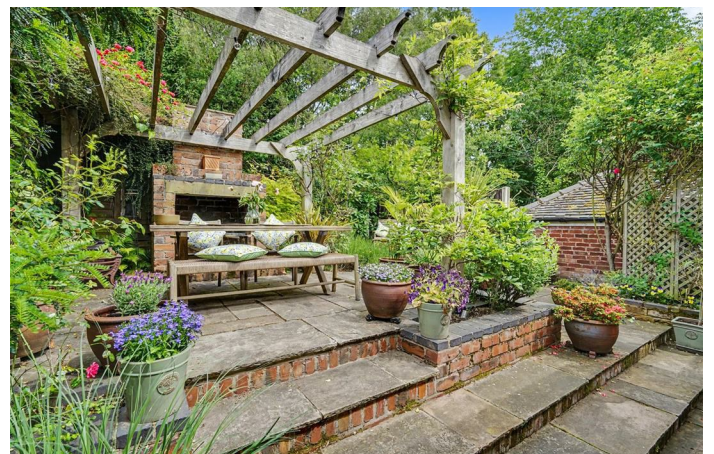


THIS IS A THREE DOUBLE BEDROOM COTTAGE SITUATED IN A RURAL SETTING WHICH HAS BEEN EXTENDED TO THE REAR AND IS HIGHLY APPOINTED THROUGHOUT.

Robert Ellis are pleased to be instructed to market this lovely three double bedroom property situated on a quiet lane which leads to open countryside. Over recent years the property has been extended to the rear to enlarge the ground floor living space and now has a re-fitted living/dining kitchen and a separate utility/laundry room. For the size and layout of the accommodation and privacy of the landscaped rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property is well placed for easy access to all the amenities and facilities provided by both Heanor and Ilkeston and to excellent transport links, all of which have helped to make this a very convenient location to live and as well as the local towns it is easily accessible to Nottingham and Derby.

The property has a most attractive appearance and is constructed of brick to the external elevations under a pitched tiled roof which has been replaced since the property was originally built. The property derives the benefits from having oil fired central heating and double glazing and is entered through a stylish composite front door into the reception hall which has a feature vaulted ceiling with beams, stairs leading to the first floor and wood panelled doors lead to the lounge and a separate sitting room. The extended living/dining kitchen is exclusively fitted in the kitchen area with teal green finished Shaker style units and wooden work surfaces with integrated appliances and from the sitting/dining area there are sliding double glazed doors leading out to the landscaped rear garden and this area of the room has a lantern ceiling window. Next to the kitchen there is a utility/laundry room which has matching units to the kitchen and has a stable composite door leading out to the rear garden. To the first floor the landing leads to the three double bedrooms, all having ranges of built-in wardrobes, the main bedroom has a bathroom en-suite with a stand-alone bath and large walk-in shower and there is the main family shower room and as with the en-suite is full tiled and has tiled flooring. Outside there is block paved parking at the front of the house and this leads onto a long lawned garden with borders and hedging to the sides and there is established planting in front of the property. A path runs down the left hand side of the house through a gate to the landscaped rear garden which has several Indian sandstone patio/seating areas with a pergola over the main patio where there is also a brick built chimney breast which incorporates a barbecue, there is established planting around the garden including a wisteria over the pergola, a shed at the bottom of the garden and the garden is kept private by having fencing to the boundaries.

The property is within easy reach of Ilkeston and Heanor where there are main supermarkets including a Tesco, Morrison's, M&S food store and many other retail outlets, there are schools for all ages within easy reach of the property, healthcare and sports facilities including several local golf courses, walks in the picturesque surrounding countryside including Shipley Country Park which has approx. 20 miles of walks, the Nutbrook Trail, Shipley Hall and Woods and there are walks to the Mapperley Reservoir with destinations for a coffee, including the Bottle Kiln Oakham Farm shop and Morley Hayes golf club and the transport links include J25 of the M1, East Midlands Airport, stations at Ilkeston, Derby and East Midlands Parkway and various main roads take you to Derby, Nottingham and other East Midlands towns and cities.



### Front Door

A stylish composite front door with an inset opaque glazed panel and an outside light leading to:

### Reception Hall

Stairs with a hand rail leading to the first floor, vaulted ceiling with feature beams above the hall and wood panelled doors leading to the lounge and sitting room.

### Lounge/Sitting Room

17' x 10'3 approx (5.18m x 3.12m approx)

Double glazed sash style window to the front, feature open fireplace having an Adam style surround with a cast iron inset and tiled hearth and two radiators.

### Sitting Room

12'7 x 10'7 approx (3.84m x 3.23m approx)

Double glazed sash style window to the front, wood panelled door to the kitchen, three wall lights and a feature radiator.

### Dining/Living Kitchen

19'9 x 17'1 approx (6.02m x 5.21m approx)

The kitchen was extended approx. 3 years ago and is fitted with reed green Shaker style units and wooden work surfaces and includes a Belfast sink with a mixer tap set in a wooden work surface with cupboards below, a hob set in the central island with drawers under and seating to one side, further work surface with a wine cooler and double cupboard beneath, Neff double oven with cupboards above and below and a shelved pantry cupboard to one side and a racked pull out storage system to the other side, matching eye level wall units with lighting below a range of high level wall units with lighting below and a wooden shelf to the wall above the sink, recessed lighting to the ceiling, built-in cupboard under the stairs, ceramic tiled flooring with underfloor heating which extends across the whole of the living/dining kitchen and there are double glazed sliding doors with matching side panels and a ceiling roof lantern window providing extra natural light into this large, open plan living space.

### Utility Room

11'7 x 10' to 8' approx (3.53m x 3.05m to 2.44m approx)

The kitchen is fitted with matching units to the kitchen and has a ceramic sink with a mixer tap set in an L shaped work surface with cupboards and spaces for an automatic washing machine and tumble dryer below, an upright shelved cupboard, matching eye level wall cupboards, a space for a fridge/freezer, tiling to the walls by the work surface areas and ceramic tiled flooring, a stylish composite stable style door with an inset glazed panel to the top section leads to the rear garden and there is a ceiling window, feature vertical radiator and an extractor fan.

### First Floor Landing

The landing has a hatch to the loft, a built-in airing/storage cupboard and wood panelled doors leading to the bedrooms and bathroom.

### Bedroom 1

12'7 x 10'7 approx (3.84m x 3.23m approx)

Double glazed sash style window overlooking the front garden, a range of wardrobes providing shelving, drawers and hanging space, oak flooring and a feature radiator.

### En-Suite

The en-suite to the main bedroom was re-fitted approx. 3 years ago and has fully tiled walls with a stand-alone bath having a floor mounted mixer tap and hand held shower, a large walk-in shower with a mains flow shower system with a rainwater shower head and hand held shower, tiling to two walls and a protective glazed screen, hand basin with a mixer tap, two drawers below and

a circular mirror with ambient lighting to the wall above, low flush w.c., opaque double glazed window with fitted shutters, recessed lighting to the ceiling, a ladder towel radiator, wall mounted shelved vanity unit and an extractor fan.

### Bedroom 2

13'4 x 10'3 approx (4.06m x 3.12m approx)

Double glazed sash style window to the front, a range of built-in wardrobes and shelving and a feature radiator.

### Bedroom 3

8'5 x 8' approx (2.57m x 2.44m approx)

Having a double glazed window to the rear, a range of built-in wardrobes providing hanging space and shelving and there is shelving to one end of the wardrobes, oak flooring and a radiator?

### Shower Room

The main shower room was updated approx. 3 years ago and is fully tiled to the walls and floor and includes a corner shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and curved glazed doors and protective screens, hand basin with a mixer tap set on a surface with a drawer below and mirror with ambient lighting to the wall above, a low flush w.c., opaque double glazed window with fitted shutters, ladder towel radiator, recessed lighting to the ceiling and an extractor fan.

### Outside

At the front of the property there is a block paved driveway providing off road parking for two vehicles, a lawn runs up to the front of the house and has borders and established hedging to the sides, there is path running down the left hand side to a gate which provides access to the rear garden and the path runs across the front of the property taking you to the front door where there is an established wisteria and other herbaceous plants in borders on either side of the front door.

The rear garden is a particularly important feature of this lovely home and has an Indian sandstone patio at the rear of the house with steps leading to a main Indian sandstone seating area with further steps taking you to a lower level patio and a further seating area to the bottom right hand corner, there is a pergola with an established wisteria over the main patio, there are various other planted borders and a brick built chimney for a barbeque is positioned next to the main seating area. The garden is kept private by having fencing to the three boundaries and to the bottom left hand corner there is a shed, there is outside lighting at the rear of the house and an outside water supply is provided.

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Oil

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 24mbps Superfast 1mbps Ultrafast 180mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

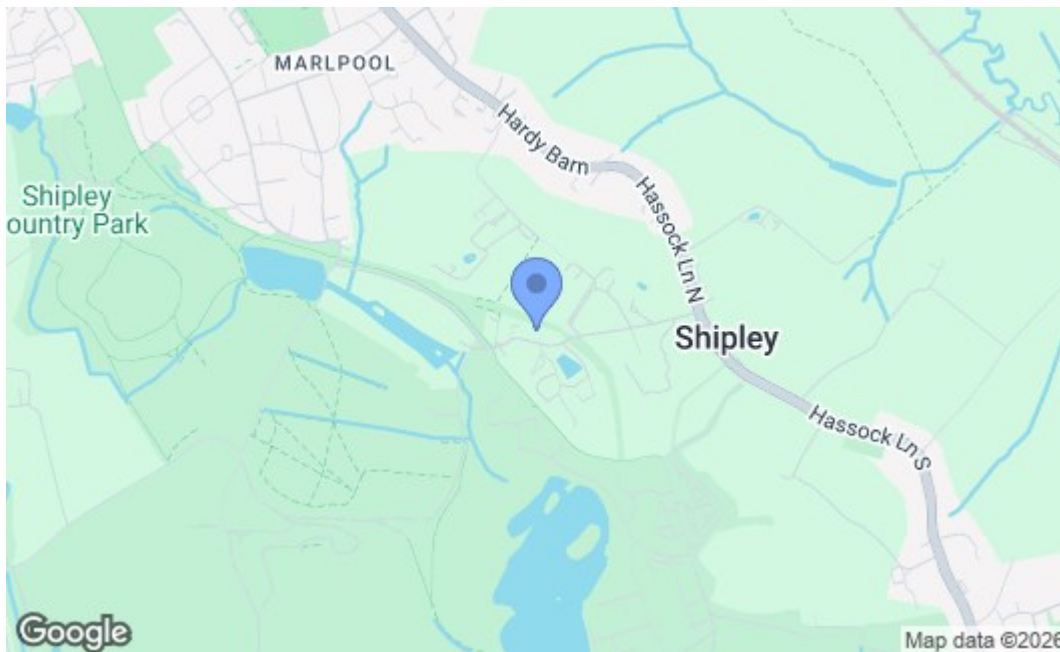
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	71
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.