

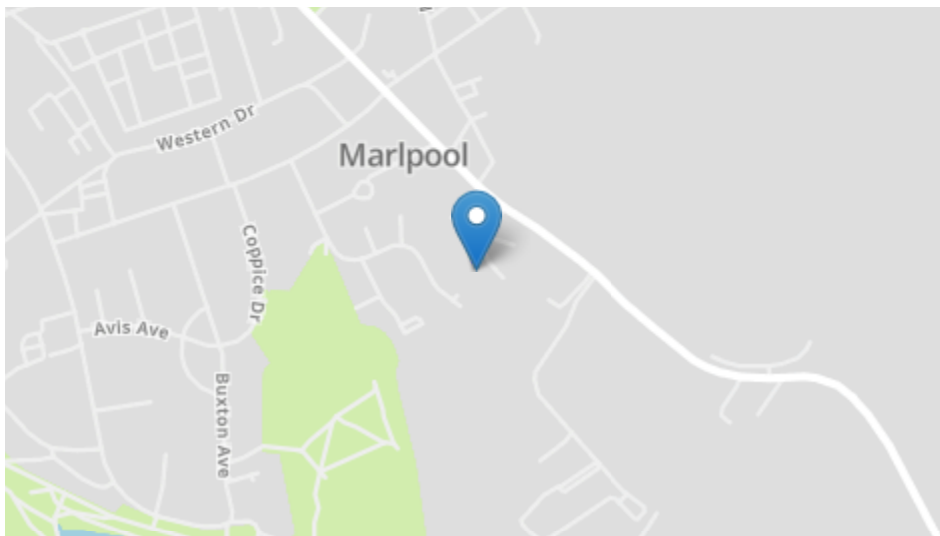
Lower Maples, Shipley, Heanor, DE75 7JU

Offers Over £900,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



want to view?
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 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27248912

- Executive Detached Family Home
- 5 Bedrooms
- 2 Reception Rooms
- Modern Open Plan Dining Kitchen
- En Suite, Family Bathroom & Downstairs WC
- Ample Off Road Parking & Double Garage
- Private South West Facing Landscaped Garden with Open Views
- Sought After Cul De Sac Location
- Viewing Essential!

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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*** THE HOME OF YOUR DREAMS! *** With approximately 2,000 sq. ft of living accommodation, there is no shortage of space for large or growing families, whilst the beautiful landscaped garden provide great space to enjoy the Summer months. Lower Maples is a small exclusive development of of executive family homes set in the desirable area of Shipley area. This stunning home has been meticulously renovated to the highest standard by the current owners and tastefully upgraded with porcelain tiled flooring in the welcoming hallway an indication of the high calibre finishings throughout this contemporary home. This leads to a particularly spacious lounge with media wall integrating at 65 inch Sony smart tv, sound bar and feature fire being the main focal point, whilst windows to both front and rear elevations provide good natural light. There is a downstairs WC for convenience with Versace tiling, but it only gets better when you walk into the superb open plan breakfast kitchen featuring full height units and a range of NEFF and AEG integrated appliances. Open access from the kitchen to the dining room makes this the perfect space for entertaining all year round, but particularly in the Summer, when you can throw open the French doors to the elevated patio area which has stunning views towards Shipley Country Park. On the first floor, you'll find 5 well proportioned bedrooms and a family bathroom with integrated TV. The primary bedroom features a media wall with inset fire, suspended coving with recess lighting, a full height headboard & bespoke fitted wardrobes. These are just a few examples of the finishing touches and attention to detail that really gives this home the WOW factor. Outside, a 2 tiered paved patio overlooks a generous lawn which has a high level of privacy and an acquired lawned section at the bottom makes this garden larger than some others on the street. An abundance of off street parking is available with a paved driveway to the front with a double garage across the left side giving even more parking and storage space. This really is one of those special homes which must be viewed to appreciate, so call our sales team now to arrange an appointment

Ground Floor

Reception Hall

Composite entrance door to the front, stairs to the first floor, under stairs storage area, ceiling spotlights, tiled flooring with under floor heating, . French doors to the lounge & dining area. Doors to the WC and breakfast kitchen.

WC

Concealed cistern WC, wall mounted sink, Versace tiled flooring with under floor heating. Wall mounted mirror, integrated lighting & demister. Ceiling spotlights, automatic spotlights and obscured uPVC double glazed window to the front with integrated shutter blinds.

Lounge

6.8m x 4.0m (22' 4" x 13' 1") UPVC double glazed windows to the front & rear, 2 vertical radiators, ceiling spotlights, feature wall panelling. Media wall with integrated 65 inch Sony Smart TV with sound bar and feature integrated GAZCO fire. French doors leading to the rear garden.

Dining Room

5.32m x 3.85m (17' 5" x 12' 8") 2 uPVC double glazed windows to the rear with integrated shutter blinds, porcelain tiled flooring with under floor heating, 2 radiators and French doors leading to the rear garden with integrated shutter blinds.

Breakfast Kitchen

6.94m x 3.26m (3.87m max) (22' 9" x 10' 8") A range of matching high gloss wall & base units. Quartz work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit with flexi tap. Integrated appliances to include: AEG waist height double electric oven & microwave, dryer, NEFF washing machine, Neff dishwasher and Neff coffee maker. Integrated wine cooler and Samsung American style fridge freezer. Central island with inset NEFF induction hob with inset ceiling mounted extractor fan and offering further storage space. Integrated boiler, porcelain tiled flooring with underfloor heating, ceiling spotlights, vertical radiator. UPVC double glazed window to the side with integrated shutter blinds. Bi folding doors to the rear garden and composite door to the front.

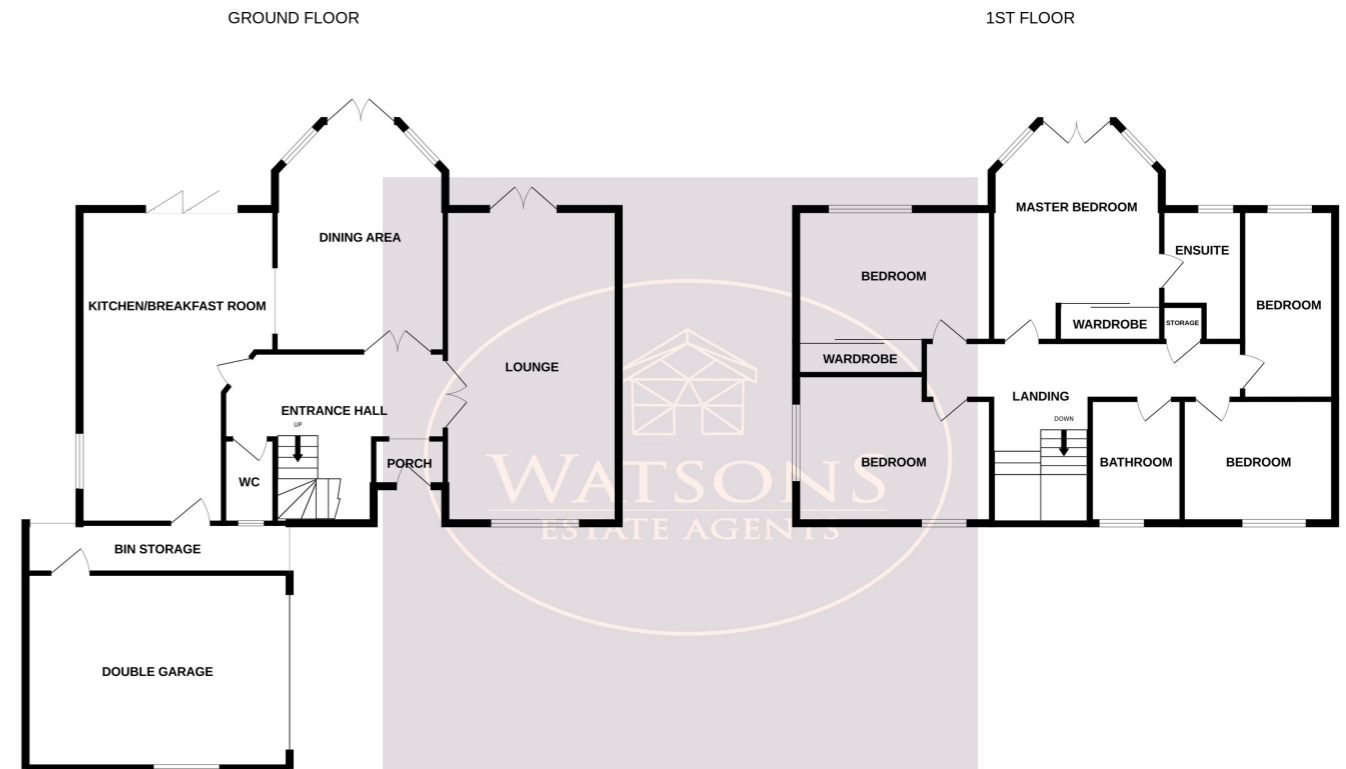
First Floor

Landing

Arch window to the front half way up the stairs, glass balustrades, access to the attic (partly boarded with drop down ladder), ceiling spotlights, chrome heated vertical radiator and doors to all bedrooms and bathroom.

Primary Bedroom

5.32m x 3.83m (17' 5" x 12' 7") 2 uPVC double glazed windows to the rear with open views and integrated shutter blinds, fitted sliding door wardrobes, ceiling spotlights, chrome heated radiator. Media wall with integrated Samsung TV, sound bar and feature fire. Door to the en suite and French doors leading to the Juliet balcony.



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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En Suite

3 piece suite in white comprising WC, twin vanity sink unit and walk in shower cubicle with dual rainfall mains fed shower over. Chrome heated towel rail, ceiling spotlights, porcelain tiled flooring with under floor heating and obscured uPVC double glazed window to the rear with integrated shutter blinds.

Bedroom 2

4.53m x 3.28m (14' 10" x 10' 9") UPVC double glazed window to the side with integrated shutter blinds, circular uPVC double glazed window to the front with integrated shutter blinds. Radiator.

Bedroom 3

4.51m x 3.01m (14' 10" x 9' 11") UPVC double glazed window to the rear with open views and integrated shutter blinds, fitted sliding door wardrobes, wall mounted TV point, ceiling spotlights and chrome radiator.

Bedroom 4

3.56m x 2.54m (11' 8" x 8' 4") UPVC double glazed window to the front with integrated shutter blinds, radiator.

Bedroom 5

4.34m x 2.1m (14' 3" x 6' 11") UPVC double glazed window to the rear with open views and integrated shutter blinds. Ceiling spotlights, radiator and wood effect laminate flooring.

Bathroom

4 piece suite in white comprising WC, floating vanity sink unit, oversized bath and corner shower cubicle with mains fed dual rainfall effect shower. Ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a block paved driveway providing ample off road parking leading to the detached double garage with up & over door and power. There South West facing rear garden offers a good level of privacy with open views over Shipley Country Park and comprises a generous 2 tiered paved patio palisaded with iron railings with a Ballagio Arum C 5 seater hot tub. Steps down to the 2 tiered turfed lawn, flower bed borders with a range of mature plants & shrubs and is enclosed by wall & timber fencing to the perimeter with gated access to the side.