

Hallfields Rise, Shirland, Derbyshire.

£575,000 Freehold

FOR SALE

 DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -



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PROPERTY DESCRIPTION

A rare opportunity to purchase this beautifully appointed and well proportioned Detached house located on an extremely popular Cul de sac of similar properties within the sought after village of Shirland. The house is offered with vacant possession/no chain.

Versatile accommodation comprises an Entrance Hall, Cloakroom/WC, Lounge with feature fireplace and a multifuel stove, Dining Room, Dining Kitchen with a separate Utility Room and a Study/Office. To the first floor is an appealing galleried landing with Five Bedrooms(two with En Suite) and a Luxurious Family Bathroom with a four piece suite including a free standing Roll Top Bath.

The house has gas central heating and UPVc double glazed windows.

An extensive driveway provides off road parking for several vehicles and leads to a Double Garage with twin doors.

To the rear there is a mature, enclosed garden which is mainly lawned with an extensive paved patio ideal for entertaining/Al fresco living.

Conveniently positioned for access to Alfreton, Ripley, Chesterfield and connection with the A38 and M1. Ideally located to explore The Peak District too.

An internal inspection is strongly advised to appreciate the quality, space and position.

FEATURES

- Detached House On An Exclusive Development
- Entrance Hall And A Cloakroom/WC
- Lounge And Separate Dining Room
- Dining Kitchen And Utility Room
- Study/Office
- Five Bedrooms and Two En-Suite Bathrooms
- Luxury Family Bathroom
- Driveway And A Double Garage
- Delightful Rear Garden And Patio
- Sought After Village Of Shirland



ROOM DESCRIPTIONS

Entrance Hall

Having a UPVc double glazed entrance door with UPVc double glaze frosted glass windows to the side. Wood grain effect Amtico floor, a central heating radiator with decorative radiator cover, an under stairs storage area and stairs lead off to the first floor.

Lounge

215 x 132 (6.54m x 4.02m)

Having double doors leading from the hall and a feature fireplace with granite hearth, housing a wood burning cast iron stove. There is a wood grain effect Amtico floor, two central heating radiators with decorative covers and double glazed lead glass windows to the front and rear

Dining Room

10'10 x 10'4 (3.33m x 3.17m)

Having a wood grain effect Amtico floor, a radiator with decorative radiator cover and UPVc double glazed leaded glass French doors provide access to the rear garden.

Kitchen

202 x 113 (6.16m x 3.44m)

Comprehensively fitted with a range of base cupboards, drawers and eye level units with a complimentary granite work surface over incorporating a sink/ drainer unit with mixer tap. Integrated appliances include an electric oven, refrigerator and included in the sale is a dual fuel Range cooker with electric double oven, grill and a gas hob with an extractor hood with light over. There is an additional Island/Breakfast Bar with wooden work surface over, tiling to all splash back areas and a tiled floor. There are two radiators with decorative radiator covers and a feature curved Dining Area with several UPVc double glazed windows looking out over the rear garden and patio. A UPVc double glazed door provides access to the rear.

Utility Room

73 x 48 (2.21m x 1.44m)

With a granite work surface incorporating a stainless steel sink unit with drainer and mixer tap. Having base and eye level units with tiling to the splash back areas. There is plumbing for an automatic washing machine and vent for a tumble dryer. Having a wood grain effect Amtico floor, a central heating radiator and a UPVc double glazed door to the rear.

Cloakroom/ WC

Appointed with a two piece suite comprising a pedestal wash hand basin and a low flush WC with complimentary mosaic tiling to the splash back areas, a chrome towel rail, wood grain effect Amtico floor and a UPVc double glazed leaded glass window to the side. There is a wall mounted mirror.

Office/Study

114 x 73 (3.48m x 2.24m)

With a wood grain effect Amtico floor, a central heating radiator and a UPVc double glazed leaded glass window.

First Floor

Landing

Galleried landing with a UPVc double glazed leaded glass window and a central heating radiator with decorative radiator cover. Access is provided to the roof space and a cupboard provides storage space.

Bedroom One

167 x 156 (5.07m x 4.73m)

With four double glazed Skylight windows and two central heating radiators with decorative radiator covers.

En-Suite

88 x 59 (2.65m x 1.77m)

Appointed with a four piece suite comprising a quadrant shower cubicle with glass shower doors and shower over, a Jacuzzi bath, a wash hand basin and a low flush WC with complimentary tiling to splash back areas. There's a tiled floor, chrome heated towel rail, a wall mounted bathroom cabinet with mirrored front and inset spotlighting to the ceiling. Extractor fan and UPVc double glazed leaded glass window.

Bedroom Two

129 x 109 (3.91m x 3.30m)

Having a range of fitted wardrobes providing excellent hanging and storage space. There is a central heating radiator and a UPVc double glazed leaded glass window.

En-Suite

95 x 50 (2.89m x 1.54m)

Appointed with a three piece suite comprising a shower cubicle with mains fed shower and extractor fan/light over, a low flush WC and vanity hand basin with useful cupboards and drawers to the surround. There is a tiled floor, full tiling to the walls and a wall mounted heated towel rail. Having a UPVc double glazed leaded glass window.

Bedroom Three

112 x 105 (3.42m x 3.18m)

With two UPVc double glazed leaded glass windows to the front elevation and a central heating radiator

Bedroom Four

1011 x 95 (3.35m x 2.88m)

Having a central heating radiator and a double glazed leaded glass window to the rear elevation. There is a built-in wardrobe with rail and shelving which provides excellent hanging and storage space

Bedroom Five

8' 1" x 7' 8" (2.46m x 2.34m)

Having a central heating radiator and a UPVc double glazed leaded glass window to the front elevation

Bathroom

79 x 77 (2.37m x 2.33m)

Appointed with a four piece white suite comprising a freestanding roll top bath and a handheld shower attachment over, a double corner shower cubicle with sliding glass doors and mains shower over, a pedestal wash hand basin and a low flush WC. Having feature tiling to all splash back areas, a chrome heated towel rail, an extractor fan, a tiled floor, inset spotlighting and a UPVc double glazed leaded glass window.

Outside

To the front of the property there is an extensive gravelled driveway which provides off-road parking for several vehicles and leads to a Double Garage (179" x 178") with twin up and over doors, light and power.

The enclosed rear garden briefly comprises of an extensive paved patio with lawned garden beyond, path providing access and an additional patio to the rear. The garden is well stocked to the borders with a variety of mature trees, shrubs and flowering plants.

Council Tax

We understand that the property currently falls within council tax band F, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN

