

Church View Close, Shirland.

£699,950

FOR SALE

DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this wonderful five bedroom detached home located in exclusive Cul de sac development. Benefitting from skilful extension and boasting separate paddock totalling close to an acre, the property is a superb family home. Located in the village of Shirland, the property enjoys countryside views whilst remaining close to local amenities and the nearby town of Alfreton.

Internally, the property briefly comprises; Entrance Hall, Open Kitchen/Dining/Living space, Play room, Gym, Utility Room, WC, Separate Lounge, Guest Bedroom and En Suite to the ground floor whilst the first floor comprises; Landing, Study, Family Bathroom, three Double Bedrooms and Principal Suite including; Bedroom, Dressing Room, En Suite and Balcony overlooking rear garden and adjoining Paddock.

Externally, the property boasts a sizeable frontage including tarmacked driveway for numerous cars, brick built car port with a mixture of slate and low level shrubbery for decoration. The rear garden is a true one off, with entertaining patio and enclosed lawn area hosting hot tub patio, bordered by mature shrubbery and timber fencing. Beyond this area lies the adjoining paddock to the property measuring roughly one acre, a multi use space that proves a real rarity. Additional Garden room accessed from car port or rear garden providing a wealth of storage for your outdoor items. EV charging point to front elevation.

FEATURES

- Extended Detached Family Home
- Paddock to Rear
- Bespoke Modern Family Home
- Part of Exclusive Development
- Close By To Local Amenities
- Countryside views
- Easy access to A38 and M1



ROOM DESCRIPTIONS

<p>Entrance Hall</p> <p>Accessed via composite door to the front elevation, with underfloor heating, wood effect flooring and carpeted stairs leading to the first floor. Doorways to Kitchen area, Lounge, WC and guest Bedroom.</p>	<p>Principal Bedroom Suite</p> <p>14' 1" x 13' 4" (4.29m x 4.06m) With double glazed French doors opening to the Balcony, with Built in wardrobes, wall mounted radiator and carpeted flooring. Access to Dressing Area.</p>
<p>Guest Cloakroom</p> <p>With vanity wash basin, low level WC and wall mounted heated towel rail. Wood effect flooring, double glazed obscured window to side elevation and wall fitted extractor fan.</p>	<p>Dressing Room</p> <p>7' 4" x 6' 10" (2.24m x 2.08m) With carpeted flooring, in built wardrobes with mirrored sliding doors and spot light lighting.</p>
<p>Lounge</p> <p>18' 9" x 14' 9" (5.71m x 4.50m) Accessed via oak door with glass panel from Entrance Hall, the centre piece of the lounge is feature fireplace housing multi burner on raised hearth with decorative wooden beam above. Double glazed windows to rear elevation, carpeted flooring and in built television point all feature. Under floor heating.</p>	<p>En-Suite</p> <p>9' 1" x 4' 8" (2.77m x 1.42m) A three piece suite comprising: Double walk in shower, vanity wash basin and low level WC. Completely tiled walls, wall mounted heated towel rail, double glazed obscured window to rear elevation and wall fitted extractor fan complete the space.</p>
<p>Kitchen</p> <p>13' 11" x 13' 3" (4.24m x 4.04m) This bespoke kitchen comes equipped with a range of base cupboards, eye level units and complimentary worktops whilst cleverly integrating a range of high end appliances. Dual fuel Nexus Rangemaster takes prime position and has accompanying extractor hood, whilst NEFF Microwave, Caple temperature regulated wine fridge and Caple Coffee machine all feature. One and a half bowl sink and drainer unit with accompanying Quooker boiling water tap sits beneath double glazed window to front elevation. Integrated dishwasher is plumbed in beneath units. Under unit lighting, space for freestanding fridge freezer and kitchen island with plenty of fitted storage and 'Butcher Block' worktop completes the space. Tiled floors extend to Dining and Living Space (Underfloor heating).</p>	<p>Bedroom Two</p> <p>16' 0" x 10' 7" (4.88m x 3.23m) With double glazed windows to front elevation, wall mounted radiator and carpeted flooring. In built wardrobes providing additional storage/hanging space.</p>
<p>Living / Dining Area</p> <p>20' 4" x 14' 9" (6.20m x 4.50m) With double glazed bi fold doors opening to rear enclosed garden, double glazed window to rear elevation and tiled flooring boasting underfloor heating. Access to Utility room.</p>	<p>Bedroom Three</p> <p>13' 6" x 8' 11" (4.11m x 2.72m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.</p>
<p>Living Room</p> <p>15' 9" x 7' 8" (4.80m x 2.34m) With double glazed window to front elevation, wood effect flooring with underfloor heating and spotlight lighting.</p>	<p>Bedroom Four</p> <p>12' 0" x 9' 3" (3.66m x 2.82m) With double glazed Velux windows to front elevation, wall mounted radiator and carpeted flooring.</p>
<p>Gym</p> <p>15' 9" x 7' 7" (4.80m x 2.31m) With double glazed window to front elevation, wall mounted radiator and tiled effect hard flooring. Spotlights to ceiling and TV point.</p>	<p>Study</p> <p>13' 6" x 5' 5" (4.11m x 1.65m) With double glazed Velux windows to rear elevation, wall mounted radiator and carpeted flooring.</p>
<p>Utility Room</p> <p>11' 4" x 6' 10" (3.45m x 2.08m) Located off the Kitchen, with composite door accessing rear elevation, double glazed windows to rear elevation and worktop with integrated sink and plumbing/power beneath units for washing machine and tumble dryer. Underfloor heating leading to Boiler Room and WC.</p>	<p>Family Bathroom</p> <p>15' 3" x 5' 6" (4.65m x 1.68m) A four piece suite including: double walk in shower, free standing bath, vanity wash basin and low level WC. Double glazed Velux window to front elevation, wall mounted heated towel rail and ceiling fitted extractor fan complete this entirely tiled space.</p>
<p>Boiler Room</p> <p>10' 1" x 4' 7" (3.07m x 1.40m)</p>	<p>Outside</p> <p>Externally, the property boasts a sizeable frontage including tarmacked driveway for numerous cars, brick built car port with a mixture of slate and low level shrubbery for decoration. The rear garden is a true one off, with entertaining patio and enclosed lawn area hosting hot tub patio, bordered by mature shrubbery and timber fencing. Beyond this area lies the adjoining paddock to the property measuring roughly one acre, a multi use space that proves a real rarity.</p>
<p>Downstairs WC</p> <p>With vanity wash basin, low level WC and wall mounted heated towel rail. Tiled flooring, double glazed obscured window to rear elevation and wall fitted extractor fan.</p>	<p>Council Tax</p> <p>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.</p>
<p>Bedroom</p> <p>13' 11" x 11' 3" (4.24m x 3.43m) With double glazed window to front elevation, carpeted flooring (underfloor heating) and in built wardrobes hosting closet/hanging space. Access to En Suite. Underfloor heating.</p>	<p>Disclaimer</p> <p>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.</p>
<p>En-Suite</p> <p>9' 2" x 3' 9" (2.79m x 1.14m) A three piece suite including walk in shower with designer tiles, vanity wash basin and low level WC. Double glazed obscured window to side elevation. Partially tiled walls, wall mounted heated towel rail and wall fitted extractor unit complete the space.</p>	
<p>First Floor</p>	
<p>Landing</p> <p>Landing stretches the width of the house and provides access to all four double Bedrooms, the Study and Family Bathroom.</p>	



FLOORPLAN

