

Wellington Park, Shirland.

£460,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

**DERBYSHIRE**  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LE



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this four bedroom detached home on much sought after residential development. Offering over 1400 square feet of living accommodation, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Study, Dining Room, Kitchen, Conservatory & Utility room with access to integral Garage to the ground floor. To the first floor there are four Bedrooms, family Bathroom and further En Suite.

Externally, the home boasts block paved driveway parking for several vehicles to the front elevation with access to integral garage via up and over door. Front lawn offers potential to expand for further parking whilst currently adding to the presence of the property. The rear enclosed garden is a fantastic space with sizeable entertaining patio and impressive lawn area forming the ideal area to host or relax. Borders host mature shrubbery adding to the presentation of the area whilst timber fencing and brick wall to rear elevation secure the space making it ideal for those with pets and young children.

## FEATURES

- Detached Family Home in Popular Village Location
- Garage and Driveway Parking For Multiple Vehicles
- Fabulous Rear Enclosed garden
- WC, En Suite And Family Bathroom
- Potential To Further Extend Subject To Planning Permission
- Viewing Essential To Appreciate Size
- Perfect for access to M1 and Chesterfield
- Easily commutable to Alfreton



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door to front elevation with wood effect flooring, mini wall mounted radiator, understairs store cupboard and doorways to;

### Office

2.27m x 1.64m (7' 5" x 5' 5") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Living Room

4.78m x 3.96m (15' 8" x 13' 0") Accessed via internal French doors from the hallway with double glazed window to front elevation, wall mounted radiator and carpeted flooring. Gas fireplace set in decorative surround forms the centre piece of the room.

### Downstairs WC

### Dining Room

3.21m x 2.62m (10' 6" x 8' 7") With double glazed bi fold doors accessing Conservatory, wall mounted radiator and carpeted flooring.

### Conservatory

3.23m x 2.99m (10' 7" x 9' 10") UPVC double glazed conservatory with brick base, tiled flooring and double glazed French doors opening to rear garden/patio.

### Kitchen

3.79m x 2.62m (12' 5" x 8' 7") Featuring an oak range of base cupboards and eye level units with complimentary worktops over and stainless steel inset sink. Double glazed window overlooks rear garden whilst tiled flooring and wall mounted radiator completes the space.

### Utility Room

2.60m x 2.26m (8' 6" x 7' 5") With worktop space of its own, inset sink and power/plumbing for washing machine and tumble dryer. Separate doorways access integral garage and rear garden.

### First Floor

### Landing

With access to all four Bedrooms and the family Bathroom, this carpeted space benefits from loft access and fitted airing cupboard for storage.

### Bedroom One

4.00m x 3.84m (13' 1" x 12' 7") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobe and dresser unit provides ample storage space. Access to En Suite.

### En-Suite

2.12m x 0.87m (6' 11" x 2' 10") A stylish three piece suite including; Walk-in shower, vanity handwash basin and low level WC. Wall mounted heated towel rail, double glazed obscured window to side elevation and wall fitted extractor unit complete the space.

### Bedroom Two

3.44m x 2.68m (11' 3" x 8' 10") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

3.64m x 1.97m (11' 11" x 6' 6") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Four

3.09m x 2.33m (10' 2" x 7' 8") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

2.64m x 1.58m (8' 8" x 5' 2") A tiled three piece suite including; Bath with shower attachment, pedestal handwash basin and low level WC. Wall mounted radiator, shaving point, wall fitted extractor unit and double glazed obscured window to side elevation completes the space.

### Outside

Externally, the home boasts block paved driveway parking for several vehicles to the front elevation with access to integral garage via up and over door. Front lawn offers potential to expand for further parking whilst currently adding to the presence of the property. The rear enclosed garden is a fantastic space with sizeable entertaining patio and impressive lawn area forming the ideal area to host or relax. Borders host mature shrubbery adding to the presentation of the area whilst timber fencing and brick wall to rear elevation secure the space making it ideal for those with pets and young children.

### Council Tax

We understand that the property currently falls within council tax band E, 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 & EPC

