

Northfield, Shirland, Derbyshire.

£315,000 Freehold

REDUCED



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

**DP** DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETTINGS



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer to the market this modern spacious detached property situated in the much sought after area of Shirland. The property provides bright and spacious accommodation throughout which briefly comprises; Entrance Hallway, ground floor Cloakroom, a bright and airy lounge plus modern fitted Dining Kitchen with French doors leading out onto the rear garden. On the first floor the master Bedroom has a spacious en-suite plus there are two further double Bedrooms and Family Bathroom. Outside; the property stands on a generous plot with a driveway which provides ample off road parking. There are gardens to the front and rear elevations also having the benefit of a summer house/study or home office.

## FEATURES

- Well Presented Detached Family Home
- Three bedrooms, Master with en-suite
- Open Plan Kitchen Diner
- Downstairs WC and Family Bathroom
- Landscaped Garden
- Viewing High Recommended
- Outdoor Studio/Home Office



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

The property is approached via a modern composite front entrance door leading into the Hallway, having stairs to the first floor accommodation. Central heating radiator and tiled flooring

#### Ground Floor Cloakroom

Fitted with a modern white two piece suite comprising; low flush w.c. and wash hand basin. Having herringbone tiled flooring, extractor fan and central heating radiator.

#### Lounge

16' 0" x 10' 2" (4.88m x 3.10m) A bright and airy room with windows to the front and side elevations, having a bespoke built in glass fireplace to the chimney breast area which has been fireproofed for the provision of a wall mounted television. Central heating radiator and fitted shutter style blinds

#### Dining Kitchen

16' 3" x 13' 0" (4.95m x 3.96m) Fitted with an extensive range of two tone wall and base units with built in breakfast bar area, there is a built in electric oven and hob with extractor over, built in wine chiller and integrated fridge/freezer. From the Dining Area there are French style doors leading to the rear garden area. Inset spotlights to the ceiling and fitted shutter style blinds. Tiled flooring, central heating radiator.

### First Floor

#### Landing

10'10 x 9'5 (3.32m x 2.89m) A generous landing area with a wealth of natural lighting, having inset spotlights to the ceiling. Central heating radiator.

#### Master Bedroom

With a uPVC double glazed window to the front elevation, central heating radiator

#### En-Suite

A generous en-suite shower room fitted with a three piece suite comprising; double shower enclosure, modern vanity style sink with drawers beneath and low flush w.c. There are inset spotlights to the ceiling, heated towel rail and uPVC double glazed privacy window.

#### Bedroom 2

10'1 x 9'9 (3.09m x 2.98m) A further double bedroom with a uPVC double glazed window to the front elevation, central heating radiator and inset spotlights.

#### Bedroom 3

8'11 x 6'0 (2.73m x 1.84m) With a uPVC double glazed window to the side elevation, inset spotlights and central heating radiator.

#### Family Bathroom

Fitted with a modern three piece suite comprising; panelled bath, vanity style wash hand basin with storage cabinet beneath, low flush w.c. Heated towel rail and uPVC double glazed window to the side elevation.

### Outside

#### Front Garden

To the front of the property there is a mature front garden with shrubs to the borders. There is access via a pathway to the rear garden area and a pathway leads to the front entrance door. A driveway provides ample off road parking.

#### Rear Garden

To the rear of the property there is a delightful garden area which offers an excellent degree of privacy, there is a patio and dining area leading from the Kitchen which is perfect for outdoor dining. There is a further lawn area.

#### Summer House/Studio/Home Office

A most versatile area which has power and light with doors overlooking the rear garden.

#### Council Tax

We understand that the property currently falls within council tax band D, 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

