

Main Road, Shirland.

£320,000 Freehold

REDUCED



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this extended detached bungalow situated in the much sought after village of Shirland. Previously the show home for this exclusive development, we recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living briefly comprising; Entrance Hall, Dining Kitchen, Utility Room, Lounge, Bathroom, Conservatory, two double Bedrooms and further En Suite.

Externally, the property benefits from driveway parking for several vehicles to the front and side elevation with car port attached allowing for sheltered access to the side door. The driveway leads to detached dwelling which is half Garage and half Office space, each with light, power and apex storage. The rear enclosed garden is mainly patio with mature shrubbery and timber fencing borders allowing for much valued privacy and security.

## FEATURES

- Detached Bungalow In Desirable Location
- Perfect for access to A38 and M1
- Easily Commutable to Chesterfield
- Extended Home In Desirable Location
- Driveway Parking for several vehicles
- Garage & Office



## ROOM DESCRIPTIONS

### Entrance Hall

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

### Dining Kitchen

5.75m x 2.52m (18' 10" x 8' 3") Featuring a range of base cupboards and eye level units with complimentary worktops over and tiled splashback to cover the workspace. The gas oven and hob with accompanying extractor hood are integrated whilst there is space for freestanding fridge. Double glazed window features to the front elevation whilst tiled flooring extends to the Dining Space where wall mounted radiator and internal French doors opening to the Lounge are located.

### Lounge

5.26m x 3.34m (17' 3" x 10' 11") With double glazed French doors accessing the Conservatory. Wall mounted radiator and wood effect flooring also feature.

### Utility Room

With worktop space of its own hosting inset stainless steel sink and under counter plumbing for washing machine. Wall mounted radiator and tiled flooring feature whilst UPVC double glazed doors accesses the driveway.

### Conservatory

3.24m x 2.91m (10' 8" x 9' 7") UPVC double glazed conservatory with full length double glazed glass to rear and double glazed bi fold doors opening to rear enclosed garden.

### Bedroom One

3.79m x 3.10m (12' 5" x 10' 2") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring. Access to En Suite.

### En Suite

A tiled three piece suite including; Shower cubicle, wall mounted handwash basin and low level WC. Wall mounted heated towel rail, double glazed obscured window to side elevation and ceiling fitted extractor complete the space.

### Bedroom Two

With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

### Bathroom

A tiled three piece suite including; Bath, vanity handwash basin and low level WC. Wall mounted heated towel rail, double glazed obscured window to side elevation and ceiling fitted extractor complete the space.

### Outside

Externally, the property benefits from driveway parking for several vehicles to the front and side elevation with car port attached allowing for sheltered access to the side elevation. The driveway leads to detached dwelling which is half driveway and half office space, each with light, power and apex storage. The rear enclosed garden is mainly patio with mature shrubbery and timber fencing borders allowing for much valued privacy and security.

### Council Tax

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

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## FLOORPLAN & EPC

