

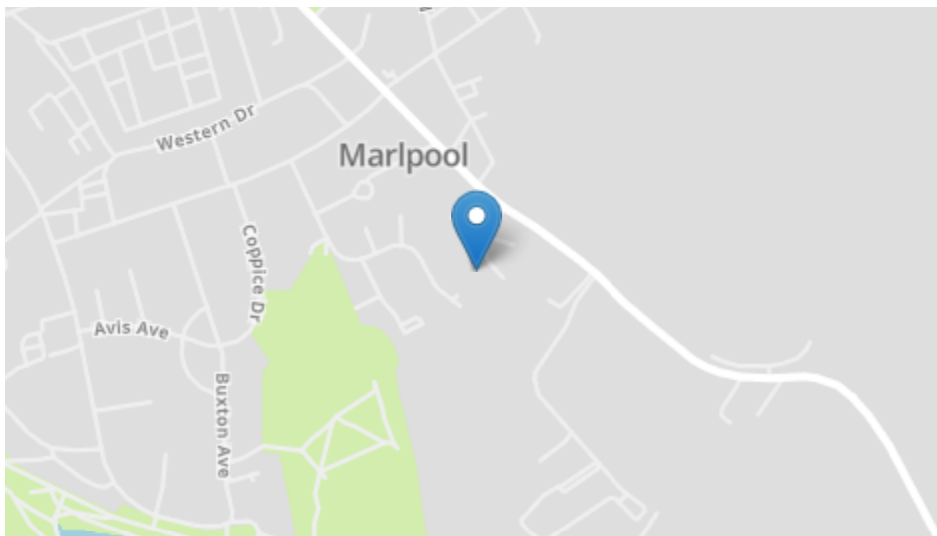
Lower Maples, Shipley, Heanor, DE75 7JU

Guide Price £700,000

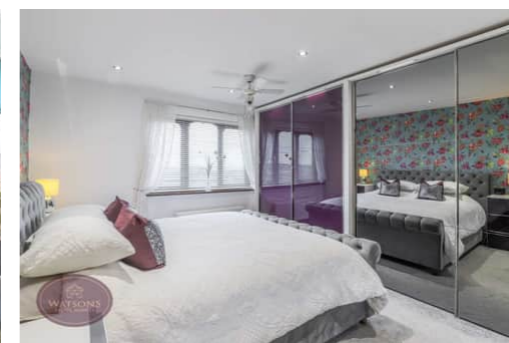


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>72</b>	<b>80</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Extended Detached Family Home
- 4 DOUBLE Bedrooms
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Open Plan Dining Kitchen
- Conservatory
- Double Garage & Driveway
- South West Facing Landscaped Rear Garden with Open Views
- Sought After Cul De Sac Location

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 26909316

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days





\*\*\* GUIDE PRICE £700,000 - £750,000 \*\*\* PRIVACY, EXCLUSIVITY & JUST LOOK AT THAT VIEW! \*\*\* Lower Maples is a quiet cul-de-sac of executive homes, nestled away off the A6007, where the borders of Heanor and Loscoe & Shipley meet. This substantial family home built in 1999 has undergone a number of cosmetic improvements over the years as well as the addition of an extension, adding to the already vast living space. Upon entry, you are met with a bright and airy reception hall which features an oak staircase with glass panels, and gives access to the utility room and WC. A generous lounge measuring over 7.5 metres in length has dual aspect windows letting in plenty of light. The open plan kitchen and dining area features a central island and open access to the conservatory, allowing the country park views beyond to permeate this space. On the first floor, the landing leads to the primary bedroom which has an en-suite shower room and ample space for a fitted wardrobes. There are a further three double bedrooms and family bathroom fitted with a contemporary four piece suite. Outside, there is an elevated decking area enclosed by glass balustrades allowing you to fully absorb the views toward Shipley Country Park. Steps lead down to the main garden area which is predominantly lawned and bordered by a mature range of plants and shrubs. The homeowners have created a covered hot tub area an ideal spot to spend a summers evening. To the front of the property, a brick paved driveway provides parking for multiple vehicles with plenty space for a motorhome or campervan. Shipley is a highly sought after location with a number of amenities nearby, including schools, places of worship, supermarkets, shops, recreational areas and family orientated pub restaurants. Shipley Country Park is just a 5 minute drive from the property. With its 700 acres of attractive & varied landscape, it is perfect for walking, cycling, horse riding, bird watching, angling, picnicking, kite flying, jogging, wayfaring, photography and much more. Transport links include bus stops within 0.2 miles and a train station facility in nearby Langley Mill, with routes to various locations up and down the country. The A610, A608 and Junction 26 of the M1 are approximately 3 miles away. To fully appreciate the accommodation, position and location of this exceptional home, a viewing is essential. Call our team for more information or to book your appointment.

#### Ground Floor

##### Reception Hall

Entrance door to the front, radiator, wooden and glass panelled stairs to the first floor, understairs storage, tiled flooring and doors to the lounge, dining kitchen, utility room and WC.

##### WC

WC, wall mounted sink, chrome heated towel rail, tiled flooring and obscured uPVC double glazed window to the side.

##### Lounge

7.62m x 3.67m (25' 0" x 12' 0") UPVC double glazed windows to the front & side, 2 radiators, Kamdean flooring and door to the dining kitchen.

##### Dining Kitchen

6.65m x 4.04m (21' 10" x 13' 3") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: triple electric oven & hob with extractor over, microwave and dishwasher. Central island with further storage space and integrated wine cooler. Kamdean flooring, ceiling spotlights, chrome heated towel rail, radiator and open to the conservatory.

##### Conservatory

4.0m x 3.5m (13' 1" x 11' 6") Brick & uPVC double glazed construction, tiled flooring and radiator. UPVC double glazed French doors leading to the composite decking balcony.

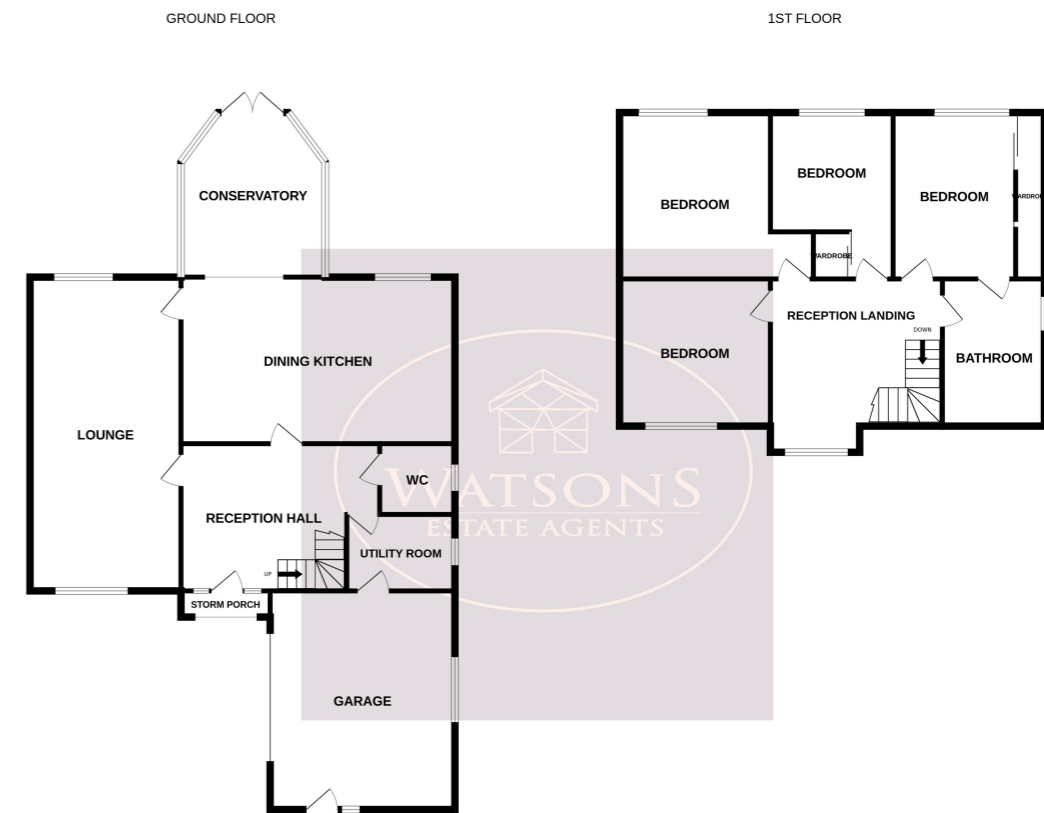
##### Utility Area

2.42m x 1.7m (7' 11" x 5' 7") A range of matching wall & base units, plumbing for washing machine, tiled flooring and uPVC double glazed window to the rear.

#### First Floor

##### Reception Landing

Featured arched uPVC double glazed window to the front with inbuilt seating with storage. Ceiling spotlights, radiator, feature lighting and doors to all bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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##### Primary Bedroom

4.07m x 3.56m (13' 4" x 11' 8") UPVC double glazed window to the rear, ceiling spotlights and radiator. Door to the en suite.

##### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail, ceiling spotlights and extractor fan.

##### Bedroom 2

4.08m x 3.67m (13' 5" x 12' 0") UPVC double glazed window to the rear, fitted wardrobes and ceiling spotlights. Door to the bathroom.

##### Bedroom 3

3.65m x 3.23m (12' 0" x 10' 7") UPVC double glazed window to the front and radiator.

##### Bedroom 4

4.08m (max) x 2.96m (13' 5" x 9' 9") UPVC double glazed window to the rear, fitted wardrobe and radiator.

##### Bathroom

4 piece suite in white comprising WC, wall mounted sink, bath and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed windows to the front & side.

##### Outside

To the front of the property is a block paved driveway providing ample off road parking leading to the detached garage measuring 5.31m x 4.48m with up & over door, power and uPVC double glazed window to the side. Other features include an E car charging point. The South West facing rear garden offers a good level of privacy with open views over Shipley and comprises a generous composite decking seating area with modern glass balustrades to the perimeter. Steps down to the turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed and covered pergola ideal for housing a hot tub. The garden is enclosed by timber fencing to the perimeter with gated access to the side.