

The Fox Hollies, Shirland.

£240,000

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETTINGS

PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer 'For Sale' this three bedroom semi detached home on popular residential estate in the much sought after village of Shirland. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Lounge and Dining Kitchen to the ground floor with three Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the property benefits from driveway parking for multiple vehicles to the side elevation with access to single detached Garage which boasts light, power and an impressive amount of apex storage. The rear enclosed garden is mainly laid to lawn whilst featuring two separate patio seating areas perfectly for hosting or relaxing. The space is bordered by raised flower beds and secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- Great First Time Buy
- Walking distance to local amenities
- Idyllic Village Location
- Detached Garage and Driveway Parking
- Open plan kitchen/diner
- Family Bathroom, En Suite & Downstairs WC



ROOM DESCRIPTIONS

Entrance Hall

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

WC

Featuring low level WC and handwash basin with double glazed obscured window to side elevation, mini wall mounted radiator and wood effect flooring.

Lounge

15' 4" x 12' 8" (4.67m x 3.86m) With double glazed window to front elevation, wall mounted radiator, wood effect flooring and carpeted stairs rising to the first floor.

Dining Kitchen

16' 6" x 8' 10" (5.03m x 2.69m) Open plan dining kitchen with a range of base cupboards and eye level units with complimentary Quartz work surfaces over and a range of integrated appliances including; Gas oven, gas hob with accompanying extractor hood, fitted dishwasher and inset one and a half bowl sink. Double glazed window features to rear elevation whilst tiled flooring extends to the Dining area where double glazed window to side elevation, wall mounted radiator and double glazed French doors accessing rear enclosed garden complete the space.

Landing

Bedroom One

9' 9" x 9' 9" (2.97m x 2.97m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobe with mirrored sliding doors provide ample storage capacity. Access to En Suite.

En Suite

5' 3" x 4' 10" (1.60m x 1.47m) A tiled three piece suite comprising; Corner shower cubicle, pedestal handwash basin and low level WC. Ceiling fitted extractor fan, mini wall mounted radiator and electric shaving point complete the space.

Bedroom Two

9' 9" x 8' 9" (2.97m x 2.67m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

8' 9" x 6' 6" (2.67m x 1.98m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

6' 5" x 6' 2" (1.96m x 1.88m) A tiled three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Ceiling fitted extractor fan, double glazed obscured window to front elevation, mini wall mounted heated towel rail and electric shaving point complete the space.

Outside

Externally, the property benefits from driveway parking for multiple vehicles to the side elevation with access to single detached Garage which boasts light, power and an impressive amount of apex storage. The rear enclosed garden is mainly laid to lawn whilst featuring two separate patio seating areas perfectly for hosting or relaxing. The space is bordered by raised flower beds and secured by timber fencing making it ideal for those with pets and young children.

Council Tax

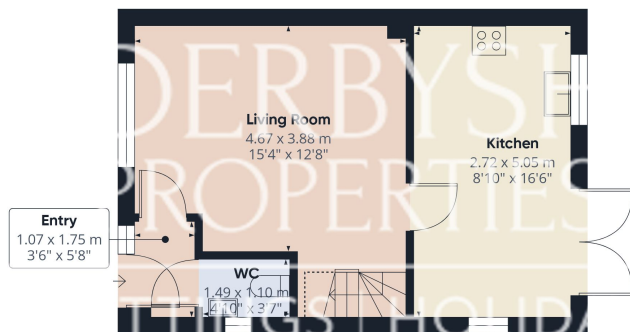
We understand that the property currently falls within council tax band B, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

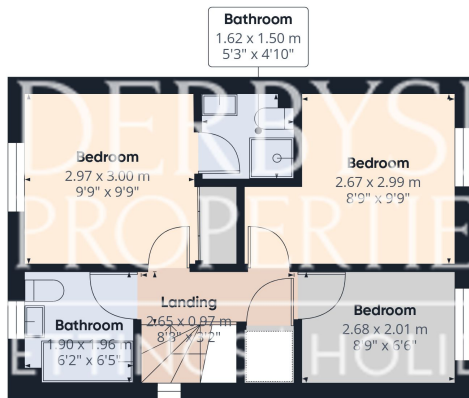
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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.



FLOORPLAN & EPC



Ground Floor



Floor 1

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Approximate total area^(a)70.6 m²761 ft²

Reduced headroom

0.5 m²5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

