

Main Road, Shirland.

£660,000 Freehold

FOR SALE



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

## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this stunning traditional detached home with adjoining annex. Situated on an impressive plot in the very highly regarded village of Shirland, we recommend an early internal inspection to avoid disappointment.

Internally, the home offers over 2600 square feet of living accommodation across two floors. The main house comprises; Porch, entrance hall, WC, lounge, dining area, kitchen & snug to the ground floor with stunning gallery landing accessing four double bedrooms, family bathroom and further En suite to the first floor. The Annex is connected to the home via doorway from kitchen and includes; Living area, kitchen & study space.

Externally, the home sits on a wonderful plot with block paved driveway parking for numerous vehicles and access to double garage via up and over door to the front elevation. Detached brick built studio is the perfect home office, gym or hobby room that benefits from light, power and a wealth of apex storage. The rear garden is a stunning space which benefits from impressive P shaped entertaining patio with further decked hot tub area and reaching lawns forming the perfect environment to host or relax. Well maintained trees and shrubbery feature throughout whilst there is also space for greenhouse area. The garden is secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- Detached Home On Impressive Plot
- Double Garage
- Self Contained Annex
- Studio/Home Office
- Driveway Parking For Multiple Vehicles
- Highly Regarded Village Of Shirland
- Ideal For Access to A38 & M1/Chesterfield
- Detached Family Residence
- Versatile & Spacious Accommodation
- Balcony to Bedroom One



# ROOM DESCRIPTIONS

## Porch

1.71m x 1.15m (5' 7" x 3' 9") Access via UPVC double glazed door with double glazed window to front elevation, wood effect flooring and access to;

## Entrance Hall

3.10m x 2.10m (10' 2" x 6' 11") With wood effect flooring, mini wall mounted radiator and doorways to;

## WC

## Living Room

6.70m x 4.08m (22' 0" x 13' 5") Enjoying a dual aspect with double glazed window to front elevation, double glazed French doors opening to rear garden, carpeted flooring throughout and wall mounted radiator. The centre piece of the room is stunning fireplace with exposed brick surround.

## Dining Area

4.23m x 2.89m (13' 11" x 9' 6") Enjoying an open aspect to the living room, this space features wood effect flooring, wall mounted radiator and double glazed window to rear elevation.

## Kitchen/Living Area

7.93m x 3.12m (26' 0" x 10' 3") A fantastic family room with double glazed windows to front and rear, wood effect flooring and wall mounted radiator. The kitchen itself features a range of base cupboards and eye level units with complimentary worktops over and tiled splashbacks to cover the workspace. Falcon cooker sits beneath extractor hood whilst inset sink also features.

## Annex Kitchen/Living Area

9.09m x 3.77m (29' 10" x 12' 4") LIVING AREA - With double glazed French doors to rear elevation, wall mounted radiator and carpeted flooring. Fireplace on raised hearth forms the centre piece of this space. The kitchen area itself benefits from a range of base cupboards and eye level units for storage with worktops over and integrated appliances including: Oven, microwave oven, inset one and a half bowl sink and five ring gas hob. 'Butcher block' worktop island provides breakfast seating area and further storage. Access to Garage.

## Utility Room/Pantry

## Office Spaces (Via ladder)

3.28m x 2.94m (10' 9" x 9' 8") & 5.64m x 1.47m (18' 6" x 4' 10")

## Gallery Landing

4.59m x 2.93m (15' 1" x 9' 7") A stunning gallery landing with double glazed window to front elevation, wall mounted radiator and carpeted flooring. Doorways to;

## Bedroom One

3.76m x 3.17m (12' 4" x 10' 5") With double glazed French doors opening to balcony overlooking rear garden, carpeted flooring throughout, wall mounted radiator and full length fitted wardrobes with mirrored sliding doors.

## En Suite

A tiled three piece suite including: Bath with shower screen and attachment, vanity handwash basin and low level WC. Recess dressing area completes the space.

## Bedroom Two

4.17m x 2.70m (13' 8" x 8' 10") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe with mirrored doors provides valuable storage capacity.

## Bedroom Three

3.00m x 3.22m (9' 10" x 10' 7") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

## Bedroom Four

4.01m x 2.36m (13' 2" x 7' 9") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

## Bathroom

An impressive four piece suite including: Shower cubicle, corner bath, vanity handwash basin unit and low level WC.

## Outside

Externally, the home sits on a wonderful plot with block paved driveway parking for numerous vehicles and access to double garage via up and over door to the front elevation. Detached brick built studio is the perfect home office, gym or hobby room that benefits from light, power and a wealth of apex storage. The rear garden is a stunning space which benefits from impressive P shaped entertaining patio with further decked hot tub area and reaching lawns forming the perfect environment to host or relax. Well maintained trees and shrubbery feature throughout whilst there is also space for greenhouse area. The garden is 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 F, 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



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
243.2 m<sup>2</sup>  
2617 ft<sup>2</sup>

Balconies and terraces  
7.1 m<sup>2</sup>  
76 ft<sup>2</sup>

Reduced headroom  
7.4 m<sup>2</sup>  
80 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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