

Foxton Close, Shipley View, DE7 9HL

Guide Price £325,000



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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			
		67	80
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- Modern Dining Kitchen
- Downstairs WC
- En Suite & Family Bathroom
- Driveway & Garage
- South West Facing Rear Garden
- Cul De Sac Corner Position

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 - 28986589

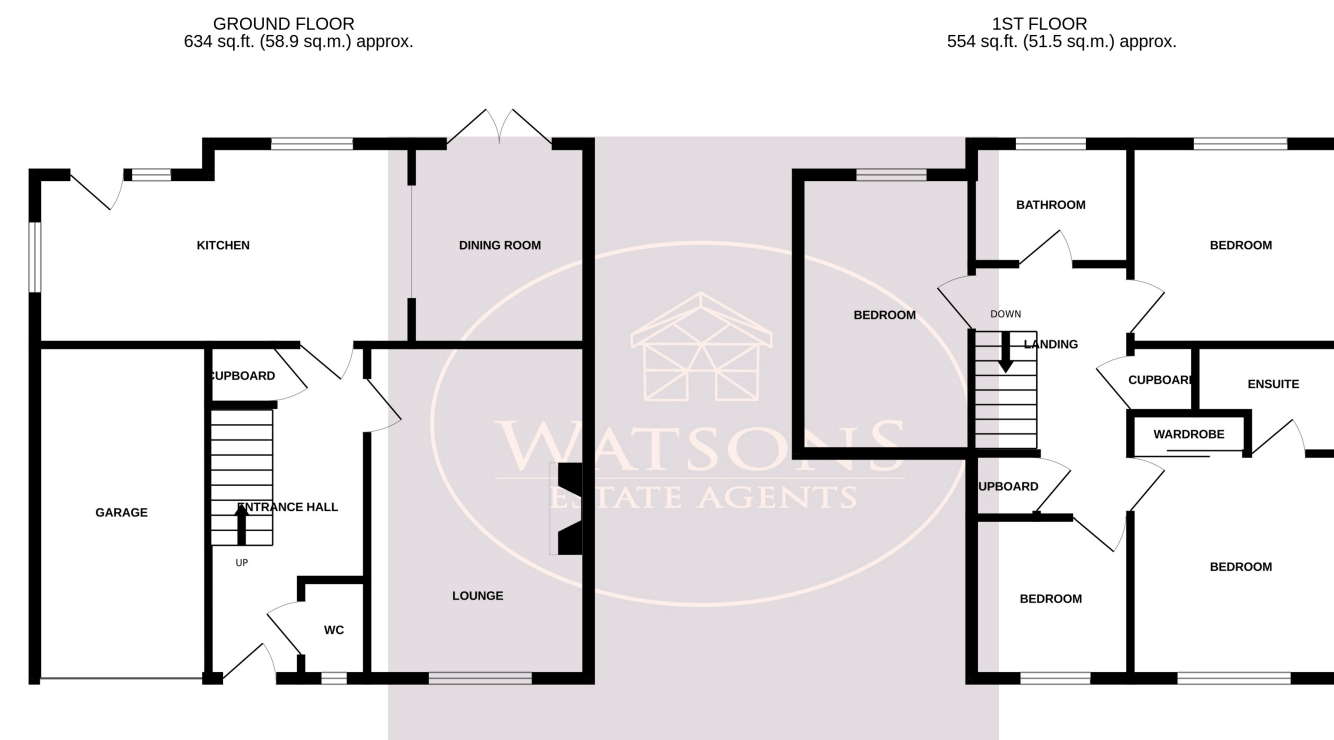
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40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days





TOTAL FLOOR AREA: 1188 sq.ft. (110.4 sq.m.) approx.

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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\*\*\* GUIDE PRICE £325,000 - £340,000 \*\*\* BE AS CUNNING AS A 'FOX' AND BEAT THE RUSH TO THIS SUPERB FAMILY HOME \*\*\* Located in the sought after Shipley View, this wonderful four bedroom detached home offers buyers 'ready to move in' accommodation, with space and style at the heart. With two reception rooms, downstairs WC, en-suite to primary bedroom, garage, and south-west facing rear garden. Briefly comprising; entrance hallway, downstairs WC, lounge, open plan dining kitchen. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, driveway and garage to the front, and private South-West facing garden to the rear. Shipley is a sought after area, nestled between the buoyant towns of Ilkeston and Heanor, amenities are on your doorstep with schools, supermarkets and cafe's, along with nearby countryside walks and Shipley country park. Contact Watsons to arrange a viewing.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, stairs to the first floor, storage cupboard and doors to the WC, lounge and dining kitchen.

### WC

WC and pedestal sink unit, radiator, ceiling spotlights and obscured uPVC double glazed window to the front.

### Lounge

4.64m x 3.23m (15' 3" x 10' 7") UPVC double glazed bay window to the front with integrated shutter blinds, radiator, wooden flooring and feature fire place with inset space for fire.

### Dining Kitchen

6.91m x 3.06m (22' 8" x 10' 0") A range of matching wall & base units, wood effect work surfaces incorporating an inset composite sink & drainer unit. Space for Range style cooker with extractor over, plumbing for washing machine & dishwasher. Space for fridge freezer, tiled flooring, uPVC double glazed windows to the rear & side, door to the rear garden from the kitchen area and French doors to the rear garden from the dining area.

## First Floor

### Landing

2 storage cupboards, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

### Primary Bedroom

3.26m x 2.72m (10' 8" x 8' 11") UPVC double glazed window to the front with integrated shutter blinds, sliding door wardrobes and radiator. Door to the en suite.

### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Heated towel rail, extractor fan and ceiling spotlights. Obscured uPVC double glazed window to the side.

### Bedroom 2

4.29m x 2.67m (14' 1" x 8' 9") UPVC double glazed window to the rear and radiator. Wood effect laminate flooring.

### Bedroom 3

2.97m x 2.94m (9' 9" x 9' 8") UPVC double glazed window to the rear and radiator.

### Bedroom 4

2.45m x 2.33m (8' 0" x 7' 8") UPVC double glazed window to the front with integrated shutter blinds, radiator and wood effect laminate flooring.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear, heated towel rail, extractor fan and ceiling spotlights.

### Outside

To the front of the property a blocked paved and tarmac driveway provides ample off road parking leading to the single garage with up & over door and power. The South West facing rear garden comprises 2 timber decking seating areas, block paved patio, turfed lawn, timber built summer house and gravel borders with a range of mature plants & shrubs. The garden is enclosed by wall, shrubs and timber fencing to the perimeter with gated access to the side.