

Hallfields Rise, Shirland.

£575,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this stunning executive detached home in the sought after village of Shirland. Located in exclusive development, the property features spacious and versatile living accommodation throughout whilst boasting impressive plot. A superbly presented family home, we recommend an early internal inspection to avoid disappointment.

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

Externally, the property occupies impressive plot comprising; Quartz block paved Driveway fit to house multiple vehicles to the front elevation with access to integral Garage and Workshop. The rear garden is mainly laid to lawn with large entertaining patio ideal for hosting or relaxing. The garden houses timber planters allowing for vegetable patches and additional sun patio. The entire rear garden space is bordered and secured by a combination of mature shrubbery and timber fencing.

## FEATURES

- Executive Detached Family Home
- Idyllic Village Location
- Impressive Entrance Hall
- Exclusive Development
- Ideal for access to Alfreton, Ripley, A38 and M1
- WC, En Suite And Family Bathroom



# ROOM DESCRIPTIONS

## Entrance Hall

A grand space accessed via wooden door with double glazed obscured window panel, wooden flooring, wall mounted radiator and double glazed window to front elevation. Doorways lead to; WC, Lounge and Dining Kitchen whilst carpeted stairs rise to the first floor.

## Living Room

22' 3" x 19' 2" (6.78m x 5.84m) Benefitting from dual aspect of two double glazed windows to front elevation, two double glazed windows to rear elevation and double glazed French doors accessing entertaining patio, the centre piece of the Lounge is stunning fireplace housing multi burner on raised hearth with decorative wooden surround. Wooden flooring runs throughout whilst two wall mounted radiators and a series of wall lighting completes the space.

## Kitchen

19' 3" x 16' 10" (5.87m x 5.13m) Featuring a range of base cupboards and eye level units with complimentary granite worktops that integrate a range of appliances including; Induction hob with stainless steel splashback and overhead extractor fan, oven, microwave, dishwasher and inset sink. Further storage space and in built wine rack feature on Kitchen island which also benefits from granite work surface. The Kitchen enjoys open aspect to Dining Area as tiled flooring covers the entire space with two wall mounted radiators, double glazed window to side elevation, two double glazed windows to rear elevation and internal French doors accessing Sun room/Conservatory completes the space.

## Sun Room

10' 0" x 7' 9" (3.05m x 2.36m) A perfect space to relax with double glazed windows surrounding the space, two double glazed Velux windows to the ceiling and double glazed French doors accessing entertaining patio. A continuation of the tiled flooring from the Kitchen features, as does single wall mounted radiator.

## Utility Room

8' 6" x 7' 2" (2.59m x 2.18m) Featuring worktop space of its own with inset stainless steel inset sink, under counter plumbing/power for washing machine and tumble dryer. The Utility Room also features space for free standing fridge freezer, further continuation of the tiled flooring, single wall mounted radiator, double glazed window to side elevation and door accessing side elevation.

## Downstairs WC

Featuring low level WC and pedestal handwash basin equipped with tiled splashback. Wooden flooring, mini wall mounted radiator and double glazed obscured window to side elevation completes the space.

## Workshop

Fantastic Work Area ideal for those who work from home due to separate access to the main house.

## First Floor

## Landing

Impressive Landing Area with fitted shelving, two wall mounted radiators, two double glazed windows to front elevation and carpeted flooring. The loft hatch can also be accessed here whilst fitted airing cupboard provides additional storage capacity.

## Bedroom One

17' 2" x 15' 8" (5.23m x 4.78m) Featuring fitted wardrobe and bedside units to one wall and full length fitted wardrobes opposite, Bedroom one has an impressive amount of integrated storage space. Double glazed window to rear elevation boasts impressive countryside views whilst carpeted flooring, wall mounted radiator and doorway to En Suite completes the space.

## En Suite Bathroom

9' 3" x 8' 8" (2.82m x 2.64m) A three piece suite comprising free standing bath with shower attachment, vanity handwash basin and low level WC. Tiled splashback covers the units whilst tiled flooring runs throughout. Wall mounted heated towel rail, double glazed obscured window to side elevation and wall mounted extractor fan completes the space.

## Bedroom Two

16' 9" x 12' 9" (5.11m x 3.89m) With double glazed window to side elevation and two further double glazed Velux windows to ceiling, wall mounted radiator and carpeted flooring. Bedroom two houses a range of base level storage capacity with further shelving throughout and fitted desk space. Spiral staircase accesses workshop beneath ensuring an ideal space to run and manage a home business.

## Bedroom Three

12' 5" x 9' 7" (3.78m x 2.92m) With double glazed window to rear elevation, wall mounted radiator and wooden flooring. Bedroom two also houses double fitted wardrobe units with ample hanging and storage capacity.

## Bedroom Four

11' 7" x 10' 8" (3.53m x 3.25m) With double glazed window to rear elevation, wall mounted radiator and wooden flooring.

## Bathroom

9' 1" x 7' 2" (2.77m x 2.18m) A four piece suite comprising; Bath, shower cubicle, pedestal handwash basin and low level WC. Tiled splashback covers the units whilst tiled flooring runs throughout. Wall mounted heated towel rail, wall mounted extractor fan and double glazed obscured window to front elevation completes the space.

## Outside

Externally, the property occupies impressive plot comprising; Quartz block paved Driveway fit to house multiple vehicles to the front elevation with access to integral Garage and Workshop. The rear garden is mainly laid to lawn with large entertaining patio ideal for hosting or relaxing. The garden houses timber planters allowing for vegetable patches and additional sun patio. The entire rear garden space is bordered and secured by a combination of mature shrubbery and timber fencing.

## Council Tax

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