

Hallfieldgate Lane, Shirland, Derbyshire.

£205,000 Freehold

REDUCED



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer this individually designed, detached house in the enviable village location of Shirland.

Accommodation comprises an Entrance Hall, Cloakroom/WC, a Fitted Kitchen, Sitting Room and Conservatory. To the first floor are Three Bedrooms and a Shower Room with modern white suite. The house benefits from Gas central heating and UPVC double glazing throughout.

A driveway provides parking for several vehicles and to the rear there is a low maintenance garden and patio which is enclosed.

Offered with no chain/vacant possession and internal viewing is highly recommended.

## FEATURES

- An Individually Designed Detached House
- Sought After Village Location
- Entrance Hall And Cloakroom/WC
- Fitted Kitchen And Conservatory
- Sitting Room With French Doors To Garden
- Three Bedrooms
- Shower Room With Modern White Suite
- Low Maintenance Garden
- Driveway Providing Parking For Several Vehicles
- Offered With No Chain/Vacant Possession



## ROOM DESCRIPTIONS

### Entrance Hall

Having a UPVc double glazed door providing access to the front with a UPVc double glazed window to the side. There is a radiator and stairs leading off to the first floor. An understairs cupboard provides excellent storage space and houses the combination boiler (serving hot water and central heating),

### Cloakroom/WC

Appointed with a two piece white suite comprising a wall mounted wash basin and a low flush WC with tiling to splashback areas. There is a radiator, a wood grain effect floor and a UPVc double glazed window to the front.

### Kitchen

6'6 x 9'5 (1.99m x 2.89m) Appointed with a range of cream Shaker style base cupboards, drawers and eyelevel units with a wood effect roll top work surface over incorporating a stainless steel sink/drain unit with mixer tap. Integrated appliances include an electric oven, gas hob and extractor fan, a refrigerator and freezer. There is plumbing for a washing machine and tiling to splashback areas. Having a wood grain effect floor, a UPVc double glazed window and a door providing access to the conservatory.

### Conservatory

7'8 x 6'9 (2.35m x 2.08m) Having a brick built base, UPVc double glazed windows,, a wood grain effect floor and a UPVc double glazed door leading to the garden

### Sitting Room

15'9 x 9'9 (4.80m x 2.97m) With Upvc double glazed French doors providing access to the rear garden, two radiators and a UPVc double glazed window to the front.

### First Floor Landing

With a UPVc double glazed window to the side elevation and inset spotlighting.

### Bedroom One

9'3 x 10'5 (2.83m x 3.18m) Having a UPVc double glazed window to the front elevation and a radiator.

### Bedroom Two

6'0 x 11'7 (1.83m x 3.55m) Having a UPVc double glazed window to the rear elevation, a range of shelving and a radiator.

### Bedroom Three

6'0 x 7'6 (1.83m x 2.29m) Having a UPVc double glazed window to the rear elevation, wall mounted shelving, access to the roof space and a radiator.

### Shower Room

Appointed with a three piece white suite comprising a walk in shower cubicle with glass shower panes and an electric shower over, a pedestal wash hand basin and a low flush wc. There is tiling to the walls and floor, a chrome heated towel rail and a UPVc double glazed window to the front elevation.

### Outside

To the front and side of the property is an extensive driveway which provides off road parking for several vehicles.. Having outside lighting and fence to the surround. A gate to the side provides access to the rear garden which also has a fenced surround and is laid to lawn with an additional paved patio. A wooden shed provides storage.

### Council Tax

We understand that the property currently falls within council tax band B, with Bolsover District 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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