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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Deepfields Drive, Shipley, Heanor, Derbyshire , DE75 7RE **£349,500**



FEATURES:

- FOUR BEDROOM DETACHED END-PLOT HOME
- SOUGHT-AFTER SHIPLEY LAKESIDE DEVELOPMENT
- STYLISH DINING KITCHEN
- LAKE VIEWS
- MASTER BEDROOM WITH EN-SUITE & FITTED WARDROBES
- INTEGRAL GARAGE WITH ELECTRICITY
- DOUBLE-WIDTH DRIVEWAY & AMPLE OFF-ROAD PARKING
- GENEROUS REAR GARDEN WITH SIDE ACCESS
- COUNTRYSIDE VIEWS
- SHIPLEY COUNTRY PARK ON THE DOORSTEP

Entrance Hallway
Stairs rising to the first floor,
radiator, wood flooring, door to
lounge.

Lounge
4.78 m x 3.29 m (15'8" x 10'10")
UPVC window to front aspect,
radiator, wood herringbone
flooring, tv point, feature wood
panelling to wall, glazed doors
leading to kitchen diner.

Kitchen Diner
5.72 m x 2.73 m (18'9" x 8'11")
UPVC window and UPVC french
doors leading to the rear garden,
fitted modern kitchen comprising
of base and wall units with work
top and matching upstands, sink
unit, integrated oven, hob and
extractor above, integrated fridge
freezer, dishwasher, laminate
flooring, radiator, opening to utility
room.

Utility Room
UPVC door to rear aspect, fitted
base and wall units, work top,
plumbing for washing machine,
space for drier, laminate flooring,
radiator, door to downstairs WC.

Downstairs WC
Two piece suite comprising of WC
and hand wash basin, tiled
splashback, radiator.

First floor landing
Doors to bedrooms and bathroom,
storage cupboard, loft access point.

Bedroom One
3.90 m x 3.29 m (12'10" x 10'10")
UPVC window to front aspect,

radiator, fitted wardrobes, door to
en suite.

En Suite
UPVC window to front aspect, three
piece suite comprising of WC, hand
wash basin, shower cubicle, part
tiled walls, radiator.

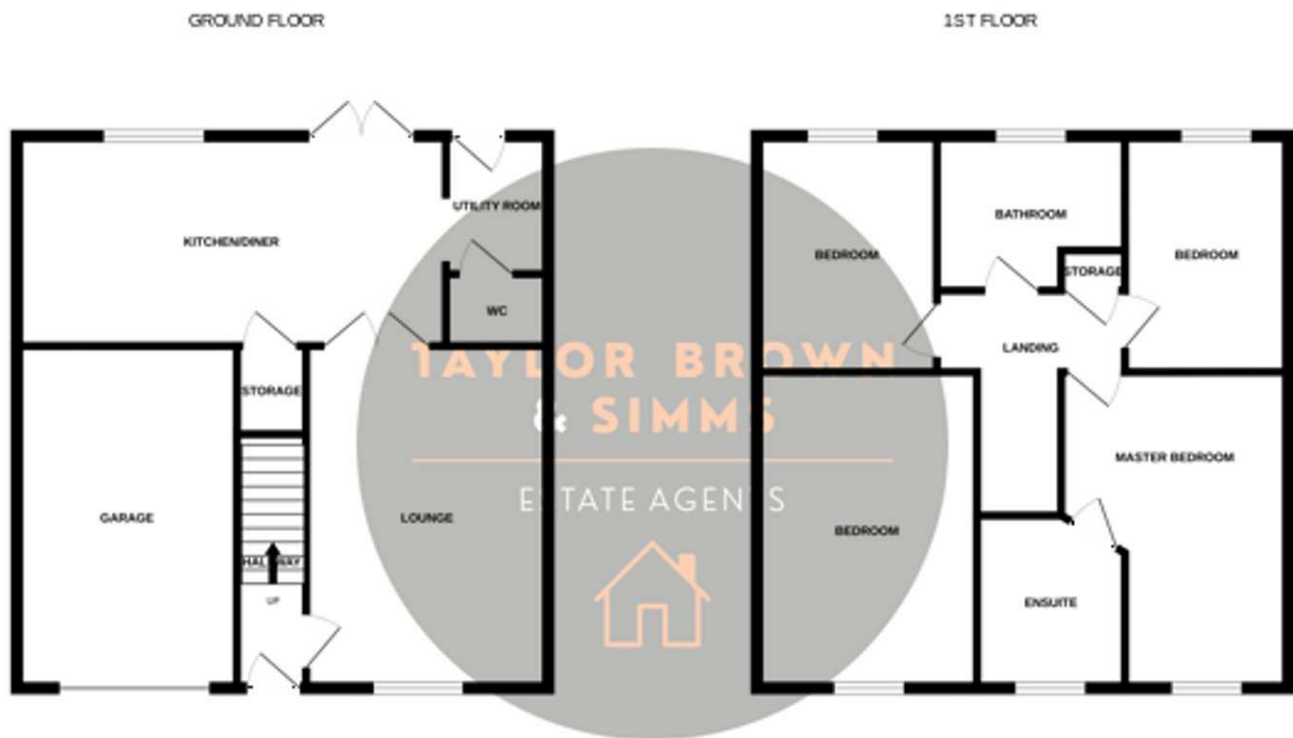
Bedroom Two
3.66 m x 2.66 m (12'0" x 8'9")
UPVC window to front aspect,
radiator, fitted wardrobes.

Bedroom Three
3.90 m x 3.14 m (12'10" x 10'4")
UPVC window to rear aspect,
radiator.

Bedroom Four
3.66 m x 2.66 m (12'0" x 8'9")
UPVC window to rear aspect,
radiator.

Bathroom
UPVC window to rear aspect, three
piece suite comprising of panelled
bath with shower above, WC and
pedestal hand wash basin, part
tiled walls, radiator.

Outside
To the front of the property is block
paved driveway providing ample off
street parking, leading to a single
garage. Lawned area with mature
shrubs and borders, Gated side
access. Enjoying lake views to the
front.
To the rear of the property is a
paved area, lawned garden, mature
shrubs and borders, patio seating
area, being enclosed via panelled
fencing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with floorplan 1/2024

NOTICE TO PROSPECTIVE PURCHASERS

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