



**St. Leonards Place,  
Shirland, DE55 6AY**

**£220,000**

**\*\*LOW PRICE TO SECURE ONWARD PURCHASE\*\*** This splendid family home is packed with attractive features including three off-road parking spaces, a south-facing garden, views to open countryside, lots of living space and a modern shower room. Situated on the edge of this popular village, within walking distance of the primary school and village centre, the home is rated A for Council Tax.

There have been numerous upgrades in recent years. The roof was replaced circa 2005 and the conservatory was added in 2013. The shower room and flooring were replaced in 2015 and the home was fully redecorated in 2023. A new boiler was fitted earlier this year.

On the ground floor, the entrance hallway leads through to a sitting room, dining room, conservatory (currently used as a gym with lots of natural light flooding in), a kitchen and space-saving utility cupboard. On the first floor are the three bedrooms and sleek shower room. There is parking for three vehicles side-by-side on the driveway at the front, whilst the easy-maintenance rear garden has a lawn, dining patio, elevated decking and large shed.

Shirland is an historic village which featured in the Domesday Book. There are countryside walks in all directions and we love The Red Lion pub and also The Greyhound in neighbouring Higham. Ogston Reservoir offers pleasant local walks nearby and the delights of the Derbyshire Dales and Peak District are a short cycle or drive away. Hardwick Hall, Chatsworth House and Haddon Hall are wonderful places to visit locally too.

The village is located equidistant between Alfreton and Clay Cross, where both towns are well-served with supermarkets and town centre shops. The A38 and M1 are a short distance away and offer good commuting routes to Chesterfield, Derby, Nottingham and Mansfield.



## Front of the home

This large end-terrace house has a gabled frontage and is of traditional brick and tile construction. The block-paved driveway has space for three vehicles to park side-by-side, with timber fences on each side. A separate entrance via a black iron gate opens to a path on the right-hand side of the home. This leads to the main entrance door and onwards into the rear garden. On the right is a raised gravel bed and a timber fence with external lights which circumvents the entire rear garden and property around to the front of the home.

Above the entrance door is a small canopy porch. Enter the home through the composite door with lion's head knocker and brass handle and letterbox.

## Entrance Hallway

The carpeted entrance hallway has room to store footwear and hang coats after a hearty local walk. On the right are stairs up to the first floor and there is a radiator and ceiling light fitting. White panelled doors with chrome handles lead into the sitting room, dining room and utility cupboard, whilst an open entrance leads through to the conservatory.

## Dining Room

10'7" x 10'7" (3.25 x 3.25)

This spacious room can easily accommodate a 4-6 seater dining table and desk, so can double as a home office too. If required, this could also be a ground floor bedroom, still leaving you with plenty of living space in the sitting room and conservatory. Folding doors in the left-hand corner open to reveal the brand new Baxi boiler. Within the cute recessed fireplace is an electric fire. The room has a wide west-facing window, pine-effect laminate flooring, a ceiling light fitting and radiator.

## Sitting Room

13'3" x 10'9" (4.05 x 3.3)

This light and airy room has a wide west-facing window and engineered wooden flooring. The light fitting has pretty rose detailing and the room has a radiator too. It is large enough for flexible room layouts and has an open entrance through to the kitchen.

## Kitchen

14'6" x 6'6" (4.42 x 2)

With two wide windows and a part-glazed door opening out to the rear garden, this room is flooded with natural light. It is also very well-served for storage with lots of high and low cabinets on each side of the room. The long worktop on the right has cabinets, drawers and space for appliances below. Set within this worktop is a modern slate grey 'Living Home' 1.5 sink and drainer with high pressure mixer tap. Opposite, there are a large number of drawers and low and high cabinets, including glass-fronted display cabinets at each end. The integral four-ring electric hob has an oven below and extractor fan above. The room has oak-effect vinyl flooring, a radiator and two ceiling light fittings.

## Conservatory

12'5" x 9'10" (3.8 x 3)

Currently used as a gym, the conservatory feels very spacious thanks to the vaulted ceiling (with substantial fan-light) and windows on three sides bringing lots of light in. Double patio doors open onto the dining patio and rear garden and this conservatory has a radiator, tiled floor and lots of power points.

## Utility Cupboard

This very useful space has room and plumbing for a washing machine and a tumble dryer too. With oak-effect laminate flooring, there is also a ceiling light fitting and storage space all the way around the corner under the stairs.

## Stairs to first floor landing

Carpeted stairs curve up to the first floor landing, with a tall window on the right. The roomy landing has a radiator, two ceiling light fittings, another window and a loft hatch overhead. Matching white doors with chrome handles lead into the three bedrooms and shower room.

## Bedroom One

10'7" x 10'7" (3.25 x 3.25)

This double bedroom has a west-facing window and pine-effect laminate flooring. Currently used as a child's playroom with lots of fun toys that we definitely didn't play on, the room has a radiator and ceiling fan-light.

## Bedroom Two

13'3" x 10'11" (4.05 x 3.35)

Yet another room with lots of natural light, this has a very wide west-facing window. The room is carpeted and has full-height recessed wardrobes along the far wall, with glossy black sliding doors. These wardrobes leave plenty of space for a double/king size bed and additional furniture. The room includes a radiator and ceiling light fitting.

## Bedroom Three

9'10" x 6'6" (3 x 2)

Located at the rear of the home, this has the best views in the house! The wonderful far-reaching views extend over the rear garden to the open fields, copses and woodland beyond. The room has pine-effect laminate flooring, a ceiling fan-light and radiator.

## Shower Room

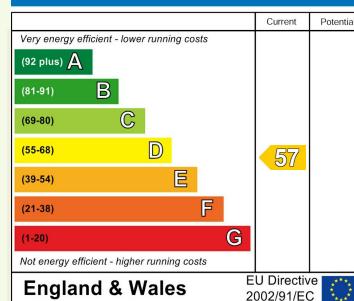
7'6" x 6'4" (2.3 x 1.95)

Fitted in 2015, this sleek shower room has a large recessed cubicle on the left with pivoting double glass doors. The mains-fed shower has a monsoon shower head and separate hand-held attachment. There is a ceramic WC with integral flush and impressive 'floating' ceramic sink with chrome mixer tap. The room also includes a chrome vertical heated towel rail, frosted double-glazed window, extractor fan, ceiling light fitting and matching floor and wall tiles.

## Rear Garden

We adore this easy-maintenance south-facing garden, with several clearly defined zones. Accessed from the conservatory, kitchen and the path by the side of the home, it is peaceful and serene, with views over the adjacent fields to the rolling hills to the north-east. The large block-paved patio has plenty of room for an outdoor dining set. This leads onto a rectangular lawn, which is bordered by a large gravel bed. In the top-left corner is a substantial timber shed, with a raised decking area on the right offering yet more space for outdoor seating and dining. It's an attractive and pleasant place in which to relax and spend time with friends and family.

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating

