



The Woodlands, 69 Hardy Barn, Shipley, Heanor, Derbyshire, DE75 7LY

Offers Around £450,000



Offered with vacant possession/ no chain. An individually designed family home situated in a sought after location with deceptively spacious yet versatile three double bed roomed accommodation set in mature gardens with ample car parking, double garage and detached office building. Viewing is highly recommended.



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The quality accommodation comprises side entrance porch opening into reception hallway, spacious sitting room , dining room and living dining kitchen well equipped with integrated appliances. To the first floor there are three double bedrooms (principle with ensuite) and luxury bathroom.

Benefiting from gas central heating, UPVC double glazed windows and doors and security alarm.

To the front of the property there are secure ornamental gates with block paved driveway providing generous car parking with detached brick built home office and integral double garage. There are mature trees, and shrubs to the boundary and wrought iron gates allow access to the mature rear garden with sunny patio enjoying a high degree of privacy.

Hardy Barn is a sought after location with easy access to the busy towns of Ilkeston and Heanor, having excellent road links to Derby, Nottingham, M1 and A6, which provides the gateway to the stunning Peak District. The local Shipley Country Park is within walking distance to primary and secondary schools and popular pubs and restaurants.

ACCOMMODATION

Glazed door allows access to the

ENTRANCE PORCH

18'10 x 5'5 (5.74m x 1.65m)

Constructed with UPVC double glazed windows and doors, ceramic tiled floor and entrance door.

RECEPTION HALLWAY

There are ceramic tiled floors, radiator, UPVC double glazed window and stairs climb off to the first floor.

WC CLOAKS

There is a low flush WC, wash hand basin, UPVC double glazed window, extractor fan, radiator and a cupboard houses the Glowworm combi boiler (serving the domestic hot water and central heating system).

DINING KITCHEN

13'8 x 12'1 (4.17m x 3.68m)

Comprehensively appointed with a range of limed oak base cupboards, drawers and eye level units with work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include electric oven, gas hob, extractor hood, plumbing for a dishwasher and space for a fridge freezer. There is a ceramic tiled floor, radiator, UPVC double glazed window to the side, ceramic tiled floor and personal door into the integral double garage.

SITTING ROOM

14' x 21'8 (4.27m x 6.60m)

A naturally light room with marble Adams style fire surround with matching insert and hearth housing a gas fire, wall lights, two radiators, UPVC double glazed window to the side and sliding patio door open onto the garden. Double doors open into :

DINING ROOM

12'x 12'10 (3.66mx 3.91m)

There is a radiator, dual aspect double glazed windows to the front and rear.

TO THE FIRST FLOOR

GALLERY LANDING

There is a UPVC double glazed window to the side elevation, radiator and built-in airing cupboard houses the hot water cylinder.

BEDROOM ONE

13'9 x 13'5 (4.19m x 4.09m)

There is a UPVC double glazed window to the rear overlooking the garden, radiator, decorative dado rail and a built-in double wardrobe providing hanging and shelving.

ENSUITE SHOWER ROOM

Appointed with a double shower enclosure with electric shower, glass wash stand with wash hand bowl and low flush WC. There is a radiator and extractor fan.

BEDROOM TWO

13'9 x 12'1 (4.19m x 3.68m)

There is a range of built-in wardrobes, radiator, UPVC double glazed window to the front, laminate flooring, TV aerial and telephone point.

BEDROOM THREE

8'10 x 7'10 (2.69m x 2.39m)

There is a UPVC double glazed window to the front, radiator and telephone point.

BATHROOM

Appointed with a four piece suite comprising panelled bath, pedestal wash hand basin, low flush WC and bidet. There is a radiator, UPVC double glazed window to the side elevation.

OUTSIDE

To the front there is a generous driveway providing ample off road parking and leading to a detached brick built office/ gym. There are brick boundary walls with secure gates providing access and external lighting.

HOME OFFICE

12 x 16'2 (3.66m x 4.93m)

There are glazed double doors, light and power.

INTEGRAL GARAGE

20'1 x 19'9 (6.12m x 6.02m)

There are two up and over doors, one electronically controlled, light, power, access to the boarded loft space, window, radiator, hot and cold water supply and a personal door into the kitchen.

REAR GARDEN

The enclosed rear garden has mature trees and shrubs, a sunny paved patio, wooden garden shed, light and external power points.



Road Map



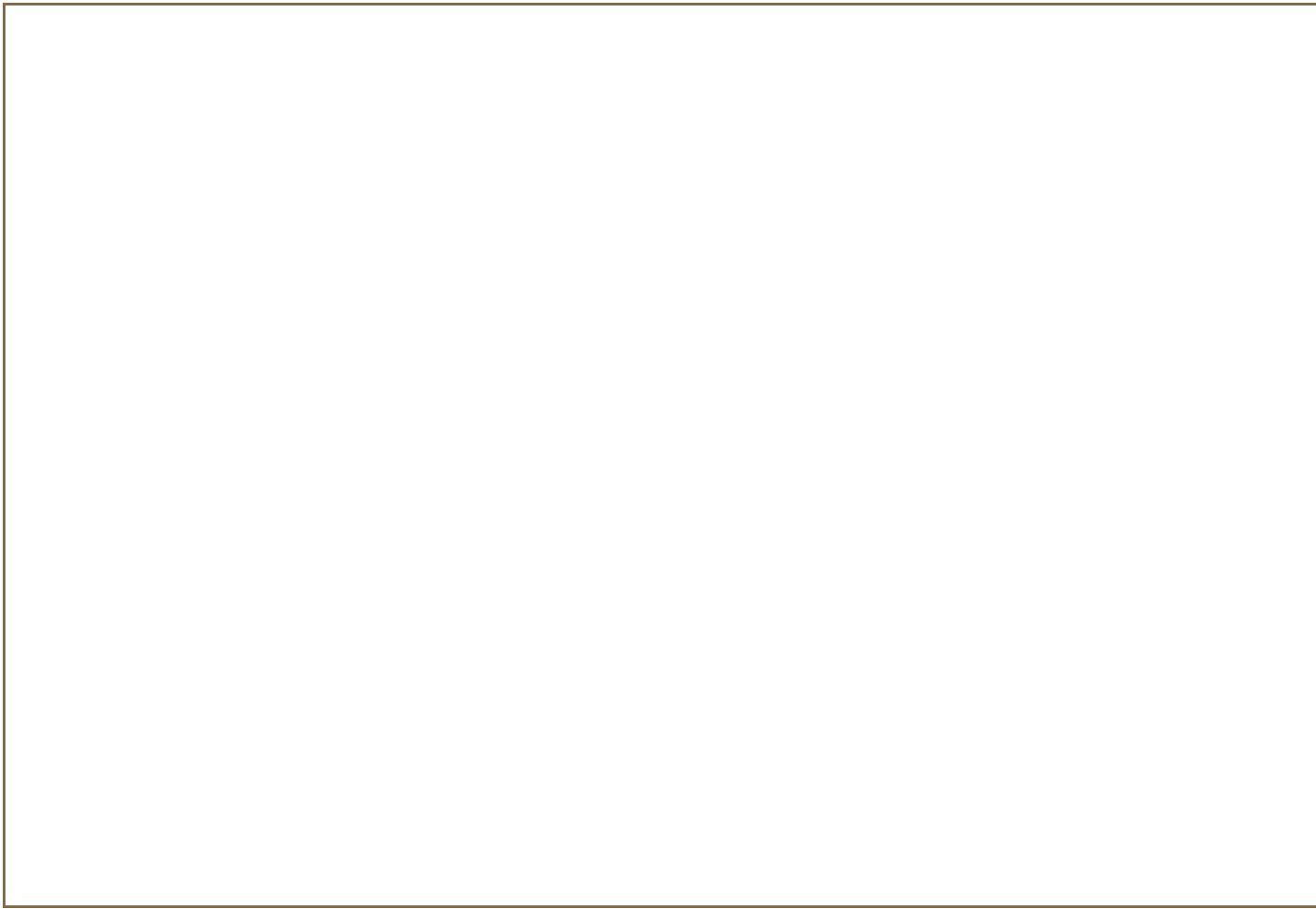
Hybrid Map



Terrain Map



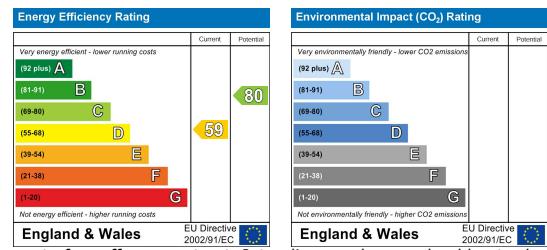
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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