



Shipley Lakeside
Shipley, Heanor DE75 7JL

£490,000 Freehold



The stylish Salcombe, a four bedroom detached property, has everything a modern family home needs without compromising on luxury features and high end design with the added benefit of a detached double garage.

A spacious hallway leads through to a bright and luxurious lounge and an additional stylish family room, perfect for the children to play or even a study for yourself. The focal point of this home is the delightful, modern kitchen that has been carefully designed to a high specification. In the dining area you will find classic French doors that open onto the garden, creating light and space, perfect entertaining in the summer months. This central family hub has room for a sofa, ideal for relaxing with a coffee on a Sunday morning. The utility room is accessed from the kitchen and also has a downstairs cloakroom to maximise on space.

Upstairs offers stylish versatility. Encircling the roomy central landing, are four generous sized bedrooms including the magnificent master bedroom with its private en-suite shower room and sophisticated dressing area. The jewel in the Salcombe crown, the master bedroom is luxuriously spacious, a real retreat in your own home. Bedrooms two and three have ample space for double beds, accommodating a growing family or visiting guests. Bedroom four is also well proportioned and will work as either a bedroom or study, located next to the modern family bathroom, with both bath and shower facilities.



Room Dimensions

Ground Floor

Lounge 4963 x 4665mm 16'3" x 15'3"
Family Room 3765 x 2769mm 12'4" x 9'1"
Kitchen 3300 x 2700mm 10'9" x 8'10"
Dining 4277 x 4390mm 14'0" x 14'4"
Utility 2250 x 1888mm 7'4" x 6'2"

First Floor

Master Bedroom 4065 x 2790mm 13'4" x 9'1"
Dressing 2215 x 1525mm 7'3" x 5'0"
En suite 2413 x 1750mm 7'11" x 5'8"
Bedroom 2 3462 x 3368mm 11'4" x 11'0"
Bedroom 3 3662 x 2769mm 12'0" x 9'1"
Bedroom 4 3600 x 2839mm 11'9" x 9'3"
Bathroom 2608 x 2600mm 8'6" x 8'6"

SHIPLEY LAKESIDE

Set on the former grounds of the historic American Adventure theme park, Shipley Lakeside is a stunning new development with a unique lakeside setting that offers over 700 acres of beautiful woodland walks on your doorstep. Enjoy the best in modern comfort, with two-, three-, four- and five-bedroom homes boasting contemporary classic features and exceptional attention to detail throughout.

Shipley Lakeside also offers excellent primary and secondary schools around the local area, making it an great choice for families. Commuters will be able to benefit from convenient transport links being just 9.5 miles from Junction 25 of the M1, which provides direct routes to Mansfield, Nottingham, and Derby. By car, Nottingham is 9.5 miles away and Derby just over 10 miles, both offering an excellent range of shopping facilities, restaurants and green spaces.

It's not just local beauty that Shipley Lakeside has to offer: the nearby Peak District offers stunning views and no end of days out for the family. With the best of both worlds in this wonderfully rural location, this growing community

attracts everyone looking for something a little bit different. This expansive waterside location guarantees idyllic walks and a peaceful way of life with plenty of amenities within easy reach.

*Part Exchange

When using the Harron Homes Part Exchange Scheme to buy your new home you can avoid the traditional, stressful and often lengthy property chains, which are known to be unstable and subject to falling through at any moment.

The Part Exchange Scheme provides you with a calm and hassle free buying experience, taking away all the stresses of an unreliable chain and leaving you to enjoy your exciting purchase in peace, as well as avoiding expensive estate agents fees.

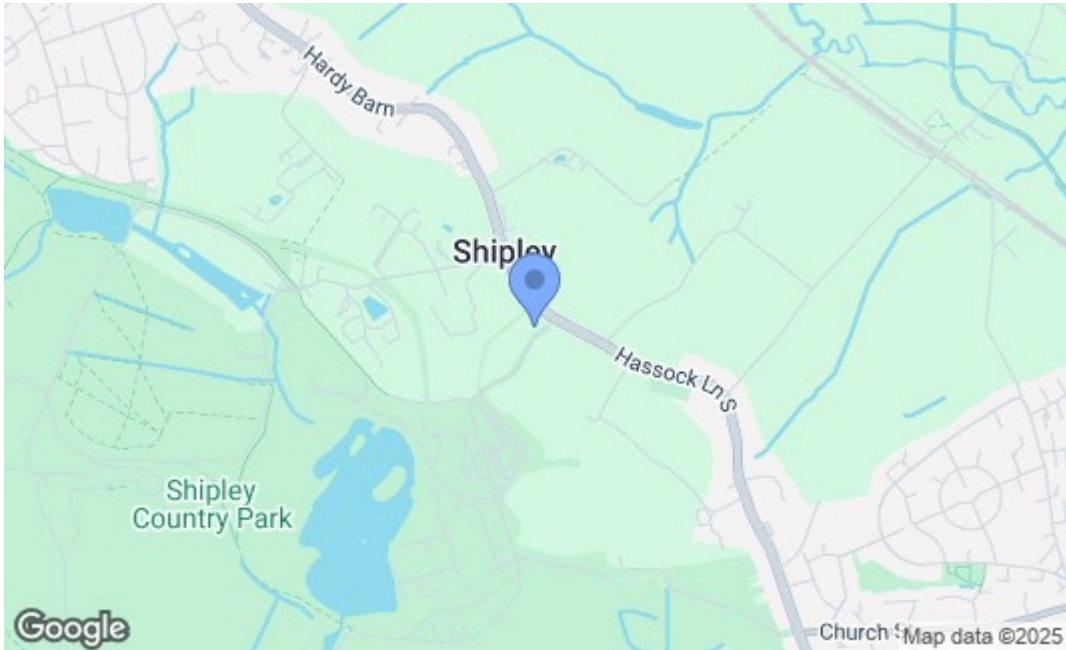
In many cases, you can avoid the long wait and move into your new property as soon as it's complete, allowing you to settle in early and get a kick-start on decorating and making your home feel distinctly yours.*

*Not to be used in conjunction of any other offer. Subject to valuation criteria of your current home.

Images

The external image is a CGI and represents the house type. The internal photos are of the house type and show the intended layout and quality of finish.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.