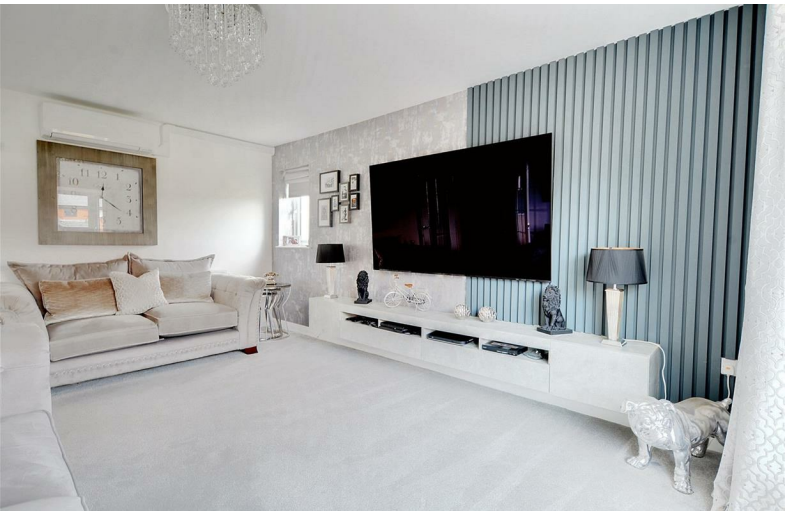
Robert Ellis

*look no further. . .*



Miller Drive
Shipley, Heanor DE75 7NT

**£525,000 Freehold**

A NEARLY NEW FOUR DOUBLE BEDROOM
THREE BATHROOM FOUR TOILET
DETACHED FAMILY HOUSE
CONSTRUCTED BY HARRON HOMES
APPROXIMATELY TWO YEARS AGO.

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS NEARLY NEW AND SINCE IMPROVED HARRON HOMES CONSTRUCTED FOUR DOUBLE BEDROOM, THREE BATHROOM, FOUR TOILET DETACHED FAMILY HOUSE SITUATED IN THIS PRESTIGIOUS AND POPULAR RESIDENTIAL DEVELOPMENT SITUATED ON THE OLD AMERICAN ADVENTURE SITE.

With accommodation over two floors which comprises a welcoming entrance hallway with staircase rising to the first floor, spacious bay fronted living room, now fully open 9m long fantastic living family dining kitchen space with French doors opening out to the rear garden, separate utility area, WC and personal access to the double garage all to the ground floor. The first floor landing provides access to four double bedrooms, principal bedroom benefitting from a dressing area and en-suite, guest bedroom with en-suite facilities, and family bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking for four cars, integral double garage, hot and cold air conditioning unit, landscaped enclosed garden to the rear, enjoying fantastic views over Shipley Country Park and the adjoining lake.

The current vendors, since purchasing, have heavily upgraded the property in key areas such as the kitchen with feature granite work surfacing, the installation of both hot and cold air conditioning unit, the removal of an internal wall between the kitchen and dining area, creating a fantastic living space, making more of the front to provide off-street parking, and landscaping the rear garden into an idyllic entertaining and low maintenance garden space.

The property is situated on the old American Adventure Theme Park site, split into two developments by Harron and Avant Homes. The property was built approximately two years ago and still benefits from the remaining term of the NHBC warranty and because of the upgrades carried out by the current owners, the property is in ready to move into condition and would make an ideal long term family home.

The property is situated on the doorstep to Shipley Country Park. There is also easy access to nearby healthcare needs, transport links, schooling and shopping facilities in the nearby town centre.

We certainly believe that this property would make an ideal family home to which we would highly encourage an internal viewing.

ENTRANCE HALL
12'8" x 6'1" (3.87 x 1.86)
Central composite and double glazed front entrance door, radiator, staircase rising to the first floor with decorative wood spindle balustrade, 'Antico' tiled flooring, panel and glazed double doors through to the living room, further panel and glazed door into the family dining kitchen.

LIVING ROOM
18'4" x 12'0" (5.60 x 3.67)
Double glazed bay window to the front making the most of the views over towards the lake, additional double glazed window to the side (with fitted Roman blinds), 'Mitsubishi' wall mounted hot and cold air conditioning unit, radiator, part wall panelling, media points.

LIVING FAMILY DINING KITCHEN
29'2" x 12'1" (8.90 x 3.70)
The kitchen area comprises a contrasting range of fitted base and wall storage cupboards and drawers with feature granite work surfacing and upstands incorporating counter level sink unit with mixer tap and draining board, fitted four ring 'Zanussi' induction hob with 'CDA' extractor fan over, in-built 'Zanussi' double oven and microwave above, integrated dishwasher, feature exposed brickwork to one wall, space for double sized fridge/freezer, feature plinth lighting, spotlights, extractor fan, part panelling to the walls, double glazed window to the rear (with fitted blinds), 'Antico' tiled floor (matching the hallway), opening through to the dining area with ample space for dining table and chairs with a continuation of the tiled flooring, double glazed French doors with full height double glazed windows to either side of the doors then open out to the rear garden (with fitted blinds). From the dining area there is then an opening through to living space with double glazed windows to both the side and the rear (the side enjoying views over towards the lake), two radiators, a second air conditioning unit, a continuation of the tiled flooring.

UTILITY AREA
8'10" x 6'10" (2.70 x 2.10)
Fitted with a matching range of wall and base soft-closing storage cupboards with granite work surfaces and upstands, plumbing for the washing machine, radiator, tiled floor, internet and Openreach points, door to WC, personal access door to the garage, composite and double glazed exit door to outside.

WC
5'10" x 2'11" (1.78 x 0.89)
Housing of a white two piece suite comprising push flush WC, corner wash hand basin with mixer tap. Radiator, extractor fan, 'Antico' tiling to dado height, matching to the kitchen and utility area tiled floor, double glazed window to the rear.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, double glazed window to the front (with fitted Roman blind), radiator, doors to all four double bedrooms and the family bathroom. Storage cupboard housing the water cylinder. Loft access via a pulldown ladder to a boarded and insulated loft space.

BEDROOM ONE
15'8" x 10'9" (4.80 x 3.30)
Double glazed window to the rear (overlooking the landscaped rear garden and beyond towards Shipley Country Park), radiator, ceiling fan, door to en-suite, opening through to dressing area.

DRESSING AREA
Two his/hers mirror fronted sliding door fitted wardrobes with shelving and hanging space, spotlights.

EN-SUITE
9'4" x 5'0" (2.86 x 1.53)
Modern three piece suite comprising walk-in tiled and enclosed shower cubicle with mains shower and glass shower screen/sliding door, wash hand basin with mixer tap, push flush WC. Fully tiled 'Porcelanosa' walls and 'Antico' floor, radiator, spotlights, extractor fan, double glazed window to the rear.

GUEST BEDROOM TWO
12'7" x 11'8" (3.85 x 3.56)
Double glazed window to the front, radiator, ceiling fan, spotlights, sliding door mirror fronted fitted double wardrobe with shelving and hanging space, door to en-suite.

EN-SUITE
8'0" x 4'9" (2.45 x 1.47)
Modern three piece suite comprising walk-in tiled cubicle with mains shower and glass shower screen/sliding door, wash hand basin with mixer tap, push flush WC. Fully tiled contrasting 'Porcelanosa' wall tiles, double glazed window to the side, radiator, spotlights, extractor fan.

BEDROOM THREE
12'11" x 9'1" (3.94 x 2.78)
Double glazed window to the rear (overlooking the landscaped rear garden and countryside beyond), radiator, ceiling fan, mirror fronted sliding door fitted wardrobe with shelving and hanging space.

BEDROOM FOUR
11'1" reducing to 9'6" x 9'4" (3.38 reducing to 2.92 x 2.85)
Double glazed window to the rear (with fitted Roman blind), radiator.

FAMILY BATHROOM
9'0" x 6'4" (2.76 x 1.95)
Modern fitted four piece suite comprising separate tiled and enclosed shower cubicle with mains shower, panel bath with mixer tap, push flush WC, wash hand basin with mixer tap. Fully 'Porcelanosa' tiled walls and 'Antico' tiled floor, double glazed window to the front, radiator, spotlights, extractor fan.

OUTSIDE
To the front of the property there is an extensive four car width block paved driveway providing side-by-side off-street parking which in turn then leads to the integral double garage door. The front garden also has a decorative plum slate border housing a variety of bushes and decorative stone with an external double power point. To the front there is also garden lighting, access to the front entrance door and pedestrian access to the rear garden.

TO THE REAR
The rear garden has been landscaped by the current owners after purchase to incorporate a high quality central artificial lawn with paving slabs all around making an ideal entertaining space with covered pagoda and BBQ area. Raised beds with decorative coloured stone chippings housing a variety of mature bushes and shrubbery, feature waterfall. The design of the garden has been done to make the most of the privacy in the seating areas yet also making the most of the views towards the adjoining lake and countryside. In the garden there are external lighting points, water tap and power, as well as a personal access pedestrian gate leading back to the driveway.

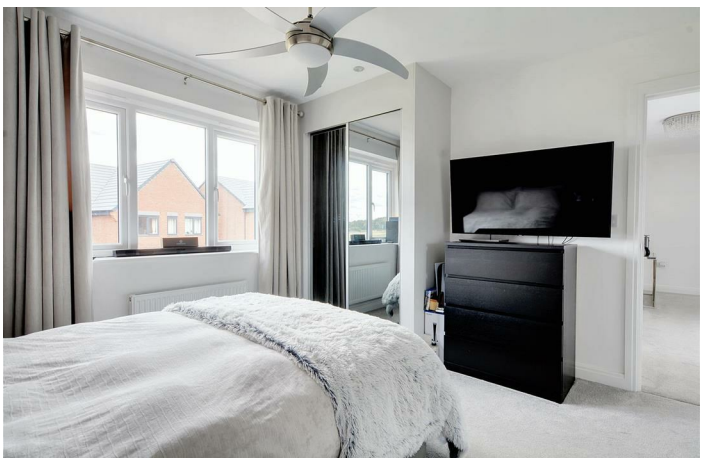
DOUBLE GARAGE
20'8" x 16'4" (6.30 x 5.00)
Up and over door to the front, personal access door to the rear leading back through to the utility area, power and lighting points, also housing the gas fired boiler. Access to the garage loft space via a pulldown ladder to a boarded and insulated loft space.

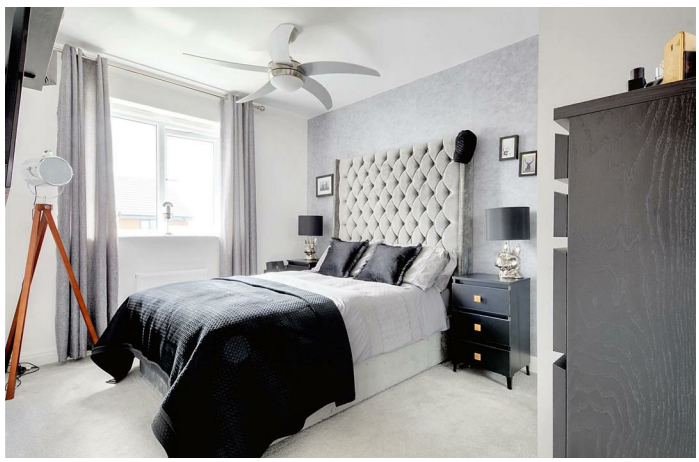
DIRECTIONAL NOTE
Leave Ilkeston and proceed in the direction of Shipley and Heanor, taking an eventual left hand turn signed posted 'Shipley Lakeside'. Follow the bend in the road to the left, taking an eventual right hand turn towards the Harron Homes show home. Turn left and follow the road along Miller Drive and the property can be found on the right hand side set back from the road.

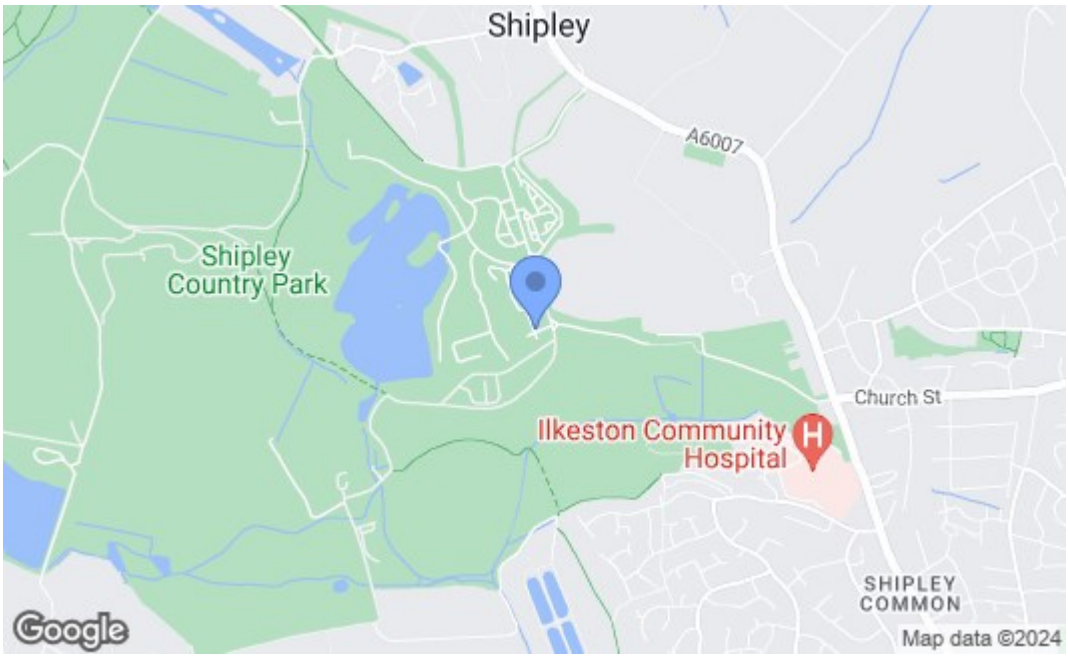
COUNCIL TAX
Amber Valley Band E.

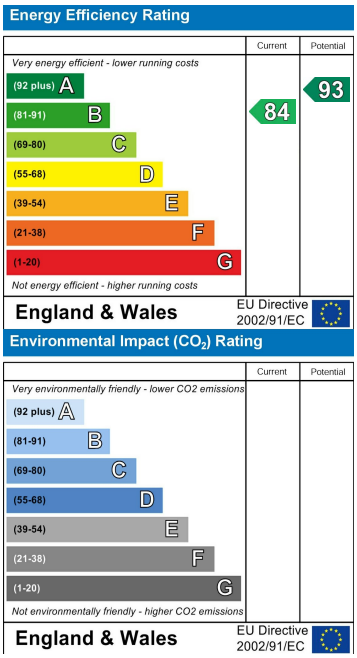
Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating - combination boiler
Septic Tank – No
Broadband – Available
Sewage – Mains supply
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Low Risk
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

AGENTS NOTE
Subject to an annual management fee currently set 24 levels at £250 per annum paid in January, next due payment is January 2025.








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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044