Robert Ellis

look no further. . .

Holme Close

Shipley View, Derbyshire DE7 9JS

A FOUR BEDROOM DETACHED FAMILY HOME. NO UPWARD CHAIN.

Asking Price £325,000 Freehold

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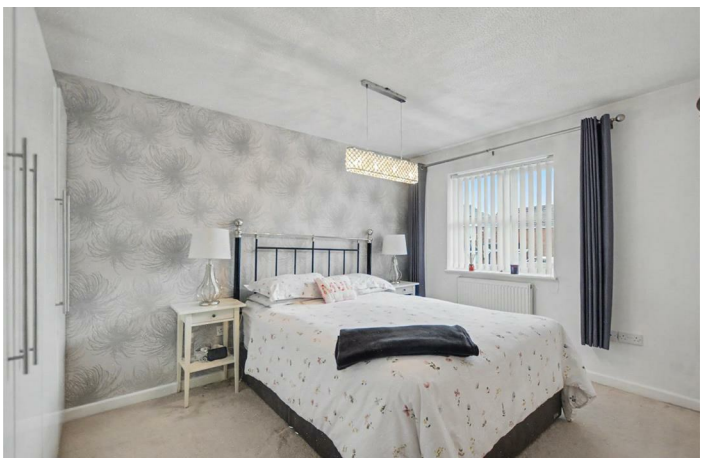
Situated on a general corner plot in this highly regarded residential suburb known as Shipley View is this extended four bedroom detached family home.

Offered for sale with NO UPWARD CHAIN, this well presented property comes to the market in a ready to move into condition with features including a generous open plan family dining kitchen, a useful utility room, cloakroom/WC and the principal bedroom has an en-suite shower room.

Further features of this property are off-street parking for two vehicles to the front, garage (reduced to three quarters due to extending utility space) and attractively landscaped rear gardens with a purpose built garden cabin/home office.

Located within Shipley View, as the name suggests, being close to Shipley Country Park and the property itself is within walking distance of this fantastic open space with its renowned coffee shop and miles of foot/cycle paths, including the Nutbrook Trail. Far from being isolated, this area is great for those with families as schools for all ages are within easy reach, as is the town centre of Ilkeston with a variety of shops and facilities along with various supermarkets. Nottingham and Derby city centres are also easily accessible.

Offered for sale with early vacant possession, an internal viewing of this family house is recommended.



ENTRANCE HALL
Composite double glazed front entrance door, radiator, stairs to the first floor.

LIVING ROOM
16'3" x 10'5" (4.96 x 3.20)
Feature media wall with space for wall mounted TV, contemporary flame effect electric fire, radiator, double glazed bay window to the front.

FAMILY DINING KITCHEN
23'5" x 8'8" (7.14 x 2.65)
The kitchen area comprises a range of high quality fitted wall, base and drawer units with marble work surfacing and inset single bowl sink unit with single drainer. Matching breakfast bar, built-in electric double oven, hob and extractor hood over. Integrated fridge/freezer, dishwasher and wine chiller, double glazed window. The dining area has a radiator and double glazed French doors opening into the rear garden.

UTILITY ROOM
6'9" x 5'1" (2.08 x 1.55)
Plumbing and space for washing machine, wall mounted cupboard and wall mounted gas boiler (for central heating and hot water). Door to rear garden and door to cloaks/WC.

CLOAKS/WC
A two piece suite comprising wash hand basin and low flush WC, heated towel rail.

FIRST FLOOR LANDING
Two loft hatches giving access to loft space.

BEDROOM ONE
13'2" x 9'3" increasing to 10'11" (4.02 x 2.83 increasing to 3.35)
Fitted wardrobes to one wall, radiator, double glazed window to the front.

EN-SUITE
A three piece suite comprising wash hand basin with vanity unit, low flush WC and spa shower with body jets, radiator, double glazed window.

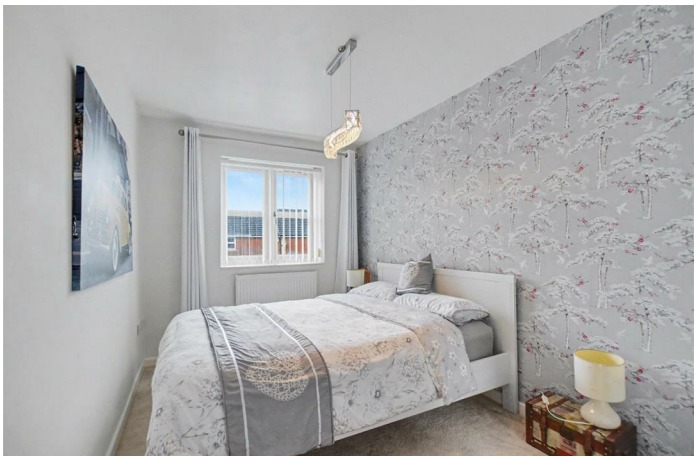
BEDROOM TWO
13'3" x 7'6" (4.06 x 2.31)
Radiator, double glazed window to the front.

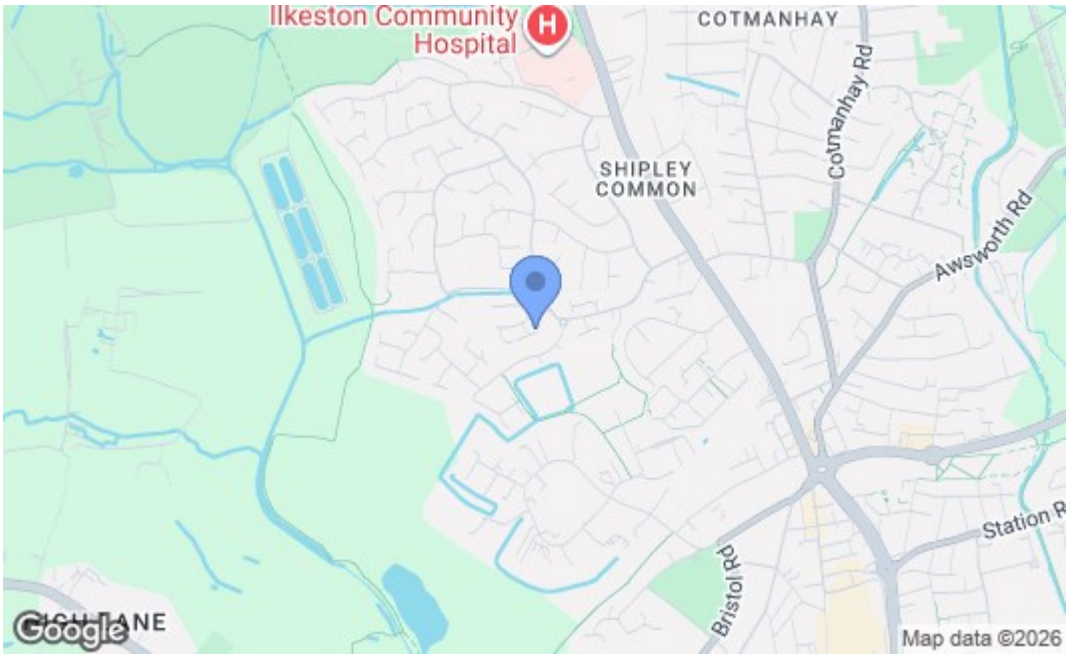
BEDROOM THREE
12'1" x 8'0" (3.70 x 2.44)
Radiator, double glazed window to the rear.

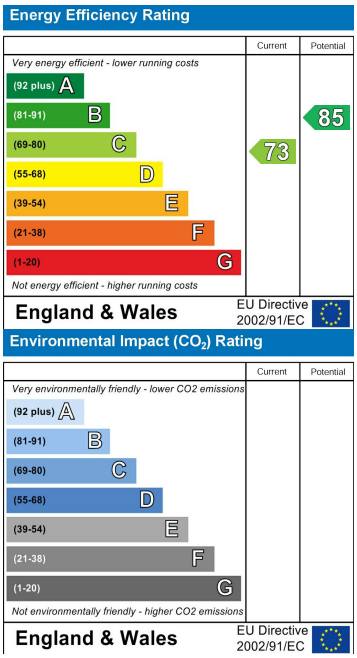
BEDROOM FOUR
9'7" reducing to 6'3" x 7'7" (2.94 reducing to 1.91 x 2.33)
Radiator, double glazed window to the rear.

FAMILY BATHROOM
A three piece suite comprising pedestal wash hand basin, low flush WC and bath with thermostatically controlled shower, as well as mixer shower attachment, shower screen, partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
A block paved forecourt providing off-street parking for at least two vehicles. There is a small area of garden which is hedged-in. Gated pedestrian access to the side of the property leads to the rear garden. Being on a corner plot, the property enjoys a garden area to the side which is hedged-in and enclosed. The rear garden is enclosed with a patio area having a gazebo over (great for alfresco dining) and this has light and power. There are sections of the rear garden laid to lawn with a pathway running through and flanked with shrub beds. There is a purpose built garden cabin, currently used as a home office, with double glazed window and French doors. This could equally be used as a gym, den, etc.







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.

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