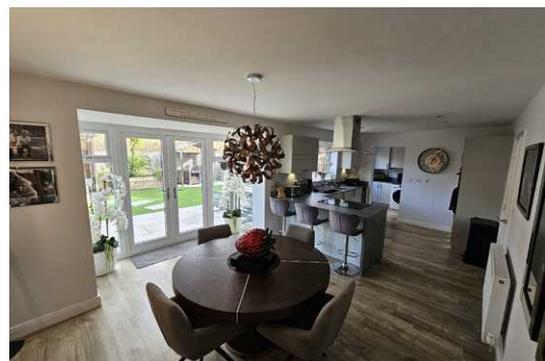


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

Miller Drive, Shipley, Heanor, Derbyshire , DE75 7NT  
**£520,000**



**FEATURES:**

- SHIPLEY LAKESIDE DEVELOPMENT
- FOUR GOOD SIZED BEDROOMS
- DETACHED FAMILY HOME
- IMPRESSIVE OUTDOOR ENTERTAINING SPACE WITH HOT TUB
- AMPLE OFF STREET PARKING
- DRESSING ROOM AND EN SUITE TO MASTER BEDROOM
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER
- UTILITY ROOM
- LANDSCAPED LOW MAINTENANCE GARDENS

### Entrance Hallway

Upgraded composite door to front with side panel, Stairs with contemporary glass and oak balustrade, LVT flooring, radiator, double glass doors to lounge, door to 2nd reception room and glass door to kitchen diner, under stairs storage cupboard with lighting.

### Lounge

4.65 m x 4.06 m (15'3" x 13'4")  
UPVC window to front and side aspect, radiators, TV point with feature Porcelanosa tiled wall with LED soft lighting.

### 2nd Reception Room

3.76 m x 2.77 m (12'4" x 9'1")  
UPVC window to front, radiator, feature wooden panelling, tv point.

### Kitchen Area

3.28 m x 3.28 m (10'9" x 10'9")  
UPVC window to rear aspect, a beautiful fitted shaker style kitchen with QUARTZ worktops and upstands, which have been upgraded by the current owners, complimentary glass splash back, under cupboard lighting, kick board lighting, under counter sink unit, wine cooler, integrated double oven, induction hob and extractor above, integrated fridge freezer, LVT flooring, spot lighting, opening to utility room, and open plan into the dining area.

### Dining area

4.27 m x 3.28 m (14'0" x 10'9")  
UPVC french door bay window leading to the rear garden, LVT flooring, radiators, feature light.

### Utility Room

3.25 m x 1.88 m (10'8" x 6'2")

upstands, glass splash backs, plumbing for washing machine and space for drier, wall mounted boiler, LVT flooring, spot lighting, door to downstairs WC.

### Downstairs WC

UPVC window to side aspect, two piece suite comprising of WC and pedestal hand wash basin, fitted mirror above, LVT flooring, radiator.

### First Floor Landing

UPVC window to front aspect enjoying lake views, contemporary glass and Oak stair balustrade, doors to bedrooms and family bathroom, radiator, storage cupboard.

### Master Bedroom

4.06 m x 2.79 m (13'4" x 9'2")  
UPVC window to front aspect, enjoying lake views, tv point, hanging pendants to bed sides, radiator, opening to dressing area, door to en suite.

### Dressing area

2.21 m x 1.52 m (7'3" x 5'0")  
Contemporary Fitted wardrobes with mirrored doors, spot lighting.

### En Suite

2.39 m x 1.73 m (7'10" x 5'8")  
UPVC window to side aspect, Three piece modern suite comprising of double shower cubicle, WC, hand wash basin, tall heated towel rail, LVT flooring, spot lighting with extractor fan, fully tiled walls.

### Bedroom Two

3.45 m x 3.35 m (11'4" x 11'0")  
UPVC window to rear aspect, radiator, fitted contemporary wardrobes with spot lights.

3.66 m x 2.77 m (12'0" x 9'1")  
UPVC window to front aspect,  
enjoying the lake views, radiator,  
contemporary fitted wardrobes.

#### Bedroom Four

3.58 m x 2.82 m (11'9" x 9'3")  
Currently being used as a office  
space, fitted contemporary  
wardrobes, radiator.

#### Bathroom

2.59 m x 2.59 m (8'6" x 8'6")  
UPVC window to rear aspect, a  
modern fitted four piece suite  
comprising of shower cubicle,  
panelled bath, WC, hand wash  
basin with vanity unit, fully tiled  
walls, heated towel rail, bronze  
antique fitted mirror, spot lighting  
with extractor fan, LVT flooring.

#### Hot Tub Room

5.46 m x 4.63 m (17'11" x 15'2")  
The Double garage has been  
converted into a fantastic  
entertaining space with Bi fold  
doors leading to the rear garden,  
Porcelain floor tiles, loft access

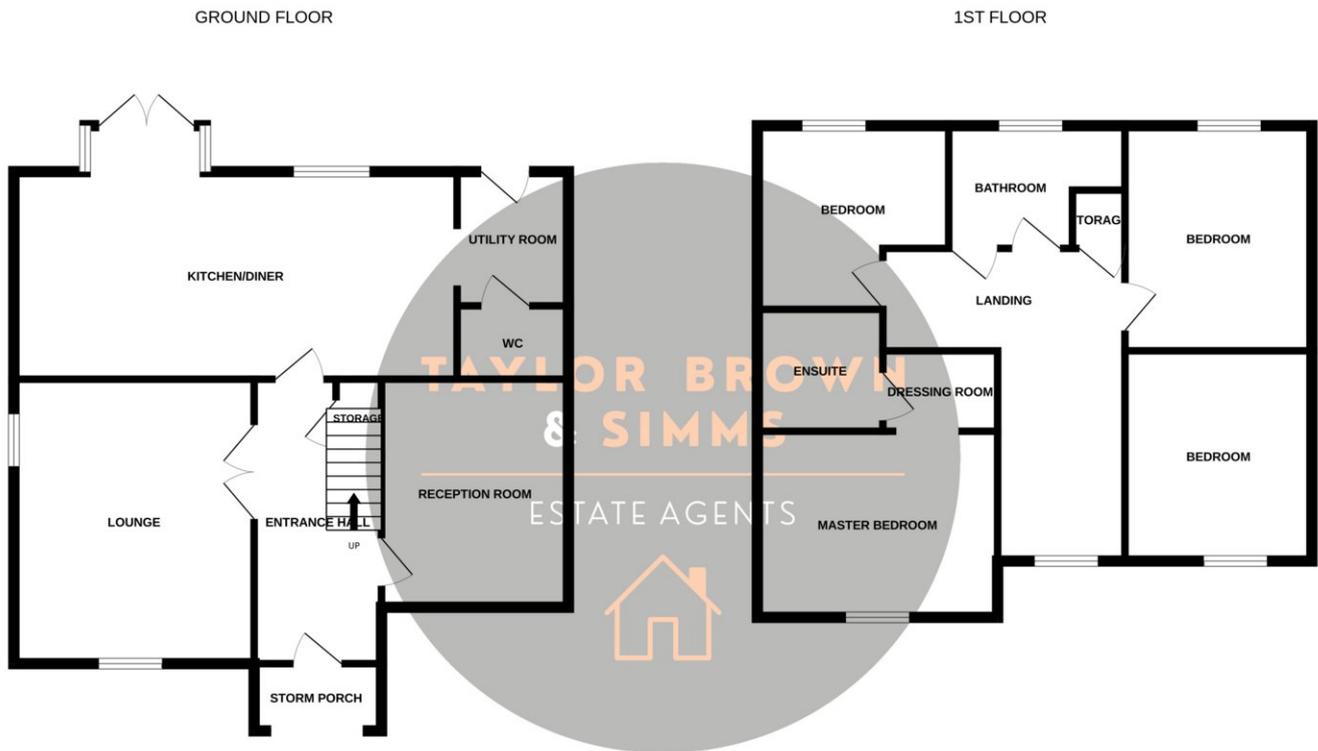
which has been fully boarded with  
power and light, feature wood  
panelling, tv point, aqua panel  
boarding, Eight seater HOT TUB  
included. Storage to the front of the  
double garage.

#### Outside

To the front of the property is a low  
level wall, with a variety of shrubs  
and bushes, gravelled beds,  
artificial grass.

To the side of the property is a  
block paved driveway providing  
parking for 6 cars, with gated  
access to the rear garden. Along  
with EV charging point.

To the rear of the property is  
Porcelain tiles, artificial grass,  
feature sleeper planter flower beds  
with mature shrubs and borders,  
Feature Pergola, Outside lighting  
and power, feature lighting to the  
plants and bushes, along with  
security lighting. Outside hot and  
cold water tap. Brick built secure  
Shed with power and light  
connected and composite door.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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