



Hassock Lane
ShIPLEY, Heanor DE75 7JD

A FOUR BEDROOM CHALET-STYLE
BUNGALOW.

Asking Price £425,000 Freehold



This beautifully modernised, deceptively spacious detached chalet bungalow must really be seen to be believed. This delightful family house offers stunning accommodation in an extremely popular residential location.

Behind its modest exterior lies a fabulous spacious family home modernised to the highest standards. The property offers excellent accommodation with fashionable and practical log burning stoves to keep the large space cosy and comfortable.

This home offers generous and flexible accommodation with the majority of it on the ground floor, ideal for those looking for single storey living. First floor accommodation is accessed via an ornate spiral staircase from the lounge.

The property sits back from the road behind a block paved driveway with off-road parking for 3 cars. Side access leads to a private and enclosed rear garden with patio, lawns, borders and mature shrubs and trees. There is a large shed (12' x 7') and a high eaves greenhouse (2.3m x 2.5m). Here you will also find a wonderful log cabin with its own log burning stove, light and power.

Shipleigh itself is an extremely popular residential location in between Ilkeston and Heanor, close to a wealth of local amenities, excellent schools and the wonderful Shipleigh Country Park within easy walking distance.

In 2022, the current owners sought and were granted planning permission to raise the roof to enlarge the accommodation to the first floor, therefore offering further potential if so desired.



RECEPTION HALLWAY

24'11" x 8'6" (7.62 x 2.6)

The central space of the property is currently used as a dining room which opens through to the fitted kitchen and has double doors to the living room. Glazed French doors give access to the side. Two double glazed windows to the front.

KITCHEN AREA

11'8" x 9'10" (3.57 x 3.01)

Equipped with a range of modern fitted wall, base and drawer units with contrasting and contemporary granite worktops and inset one and a half bowl sink unit with single drainer. Built-in electric double oven, induction hob, extractor hood over. Integrated dishwasher, washing machine, fridge and freezer. Double glazed window to the side. Underfloor electric heating.

LIVING ROOM

25'5" x 13'1" (7.76 x 4.01)

Contemporary inset log fire, two contemporary radiators, TV point, feature cast iron spiral staircase leading to the first floor. Two pairs of double glazed French doors with shutters open to the rear garden. Double glazed window to the side with matching shutters.

INNER HALLWAY

Accessed from the kitchen and giving access to the three bedrooms and shower room. Loft hatch with pulldown ladder.

BEDROOM ONE

14'7" x 9'8" (4.45 x 2.96)

Radiator, double glazed window to the side, double glazed bay window to the front, mirror fronted wardrobes.

BEDROOM TWO

10'11" x 7'8" (3.35 x 2.36)

Wardrobe, radiator, double glazed window to the front.

BEDROOM THREE

6'3" x 7'11" (1.92 x 2.42)

Currently used as a home office with double glazed window to the side and partial vaulted ceiling with double glazed Velux roof window, contemporary radiator.

SHOWER ROOM

Three piece suite comprising wash hand basin with vanity unit, low flush WC, walk-in shower cubicle with electric shower. Heated towel rail, double glazed window. Underfloor electric heating.

FIRST FLOOR LANDING

15'4" x 9'2" (4.68 x 2.81)

Accessed from the feature spiral staircase and currently used as a study area with Velux double glazed roof window. Cast iron log burner, storage space.

BEDROOM FOUR

9'9" x 9'3" (2.99 x 2.84)

Eaves storage space, double glazed roof window.

BATHROOM

7'1" x 3'10" (2.17 x 1.17)

Contemporary three piece suite comprising floating wash hand basin with vanity unit, low flush WC, slipper bath with thermostatically controlled central mixer taps. Underfloor electric heating.

OUTSIDE

The property is set back from the road with a partially walled-in frontage finished in wrought iron with opening to forecourt, finished in block paving providing off-street parking for three vehicles. A pathway runs along the side of the property with a wrought iron gate giving access to the entrance door and a gravel path continues to the rear where there is a gravelled seating area beyond the rear elevation, brick retaining wall and three steps leading to the main gardens. The main gardens are laid mainly to lawn flanked with evergreen shrub borders giving privacy and flowerbeds. To the foot of the plot is a gently raised rockery area finished with evergreen shrubs and steps leading to the top garden where there is a garden shed and greenhouse, as well as a log cabin.

LOG CABIN

17'4" x 10'9" (5.3 x 3.3)

An attractive space with contemporary cast iron log burner, double glazed windows, light and power. This makes an ideal office, studio, playroom, bar, etc.

COUNCIL TAX

Amber Valley Borough Council Band D.

Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Standard 20mbps, Superfast (information unavailable, Ultrafast 1000mbps

Phone Signal – O2, EE, Three & Vodafone = Amber

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - High Risk

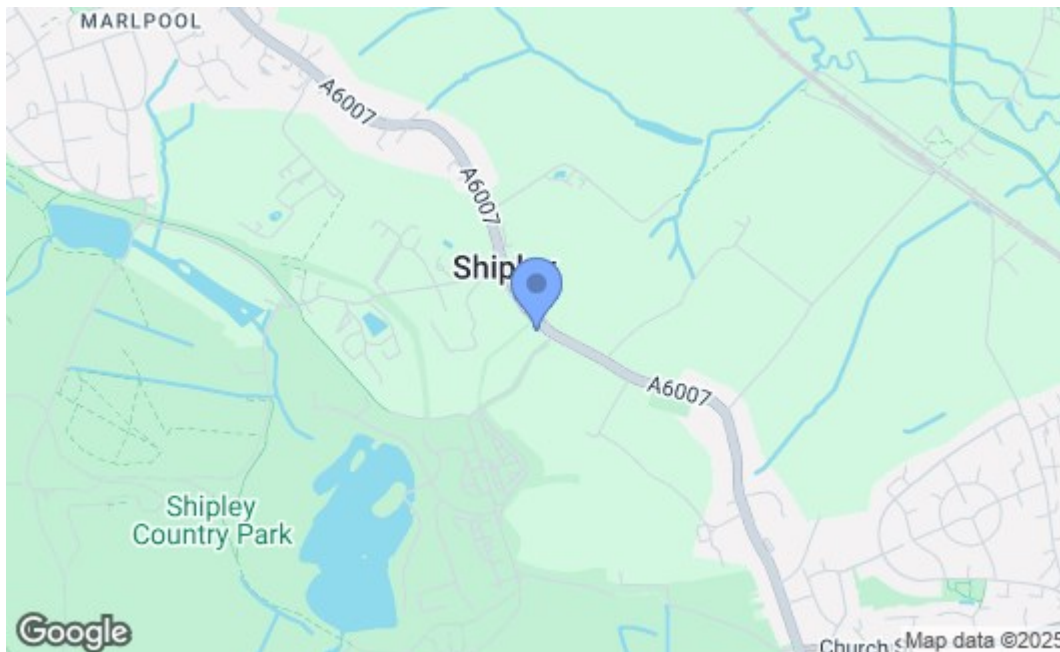
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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			
		67	81
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.