



Deepfields Drive  
ShIPLEY, Heanor DE75 7RE

**£350,000 Freehold**

A FOUR DOUBLE BEDROOM DETACHED  
FAMILY HOME.





We are pleased to offer for sale this nearly new four double bedroom detached family home. NO UPWARD CHAIN.

Built to the "Baybridge" design by Harron Homes and completed in 2023 benefitting from the remainder of a 10 year build warranty. This energy efficient home benefits from all the comforts of modern living and enjoys features such as an open plan, fully fitted dining kitchen which creates a great social space for entertaining and families to gather, a useful separate utility room and cloaks/WC.

Further features include four generously proportioned bedrooms, the principal with en-suite shower room, and a family bathroom. There is off-street parking for two vehicles, a generously proportioned part integral single garage, and attractively landscaped virtually South facing rear gardens.

The property is situated within the Shipley Lakeside development. Set on the former grounds of the historic American Adventure theme park and as the name suggests, Shipley Lakeside is a unique lakeside setting close to open countryside and with woodland walks on the doorstep. Far from being isolated, highly regarded primary and secondary schools are within easy reach and there is a wide variety of shops and facilities in nearby market towns of Heanor and Ilkeston, as well as good convenient transport links such as Junction 25 of the M1 motorway.

Since occupation, the current owners have further improved the property to make it a stand out family home ready for immediate occupation. NO UPWARD CHAIN. An internal viewing is recommended.



#### ENTRANCE HALL

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

#### LIVING ROOM

15'7" x 10'7" (4.75 x 3.24)

Radiator, double glazed window to the front.

#### FAMILY DINING KITCHEN

18'8" x 8'11" (5.7 x 2.73)

Incorporating a high quality range of fitted contemporary Shaker-style wall, base and drawer units with under-plinth lighting, contrasting work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Integrated dishwasher, fridge and freezer. Plinth heater, double glazed window and French doors opening to the rear garden.

#### UTILITY

5'6" x 5'6" (1.70 x 1.68)

Fitted wall units with work surfacing, plumbing and space for washing machine and tumble dryer, radiator, double glazed window.

#### CLOAKS/WC

Two piece suite comprising wash hand basin, low flush WC, radiator, double glazed window.

#### FIRST FLOOR LANDING

Built-in airing cupboard housing pressurised hot water system.

#### BEDROOM ONE

13'1" x 10'8" (4 x 3.27)

Fitted wardrobes, radiator, double glazed window to the front. Door to en-suite.

#### EN-SUITE

Three piece suite comprising wash hand basin, low flush WC, walk-in shower enclosure with twin rose thermostatically controlled rain shower system. Tiling to walls, heated towel rail, double glazed window.

#### BEDROOM TWO

13'1" x 12'9" (4 x 3.9)

Fitted wardrobes, radiator, double glazed window to the front.

#### BEDROOM THREE

11'8" x 8'8" (3.58 x 2.66)

Fitted wardrobes, radiator, double glazed window to the rear.

#### BEDROOM FOUR

12'1" x 8'10" (3.7 x 2.7)

Radiator, double glazed window to the rear.

#### FAMILY BATHROOM

8'5" x 6'6" (2.57 x 2)

Three piece suite comprising wash hand basin, low flush WC, bath with twin rose thermostatically controlled rain shower system and screen over. Tiling to walls, heated towel rail, double glazed window.

#### OUTSIDE

The property is set back from the road with an open plan frontage laid to lawn. The driveway provides off-street parking for two vehicles side-by-side and leads to a part integral single garage. There is gated access at the side of the house leading to the rear garden which has been landscaped with patio, two lawned sections, outside tap and lighting.

#### GARAGE

19'8" x 10'2" (6 x 3.11)

Up and over door to the front, light and power, wall mounted gas boiler (for central heating and hot water).



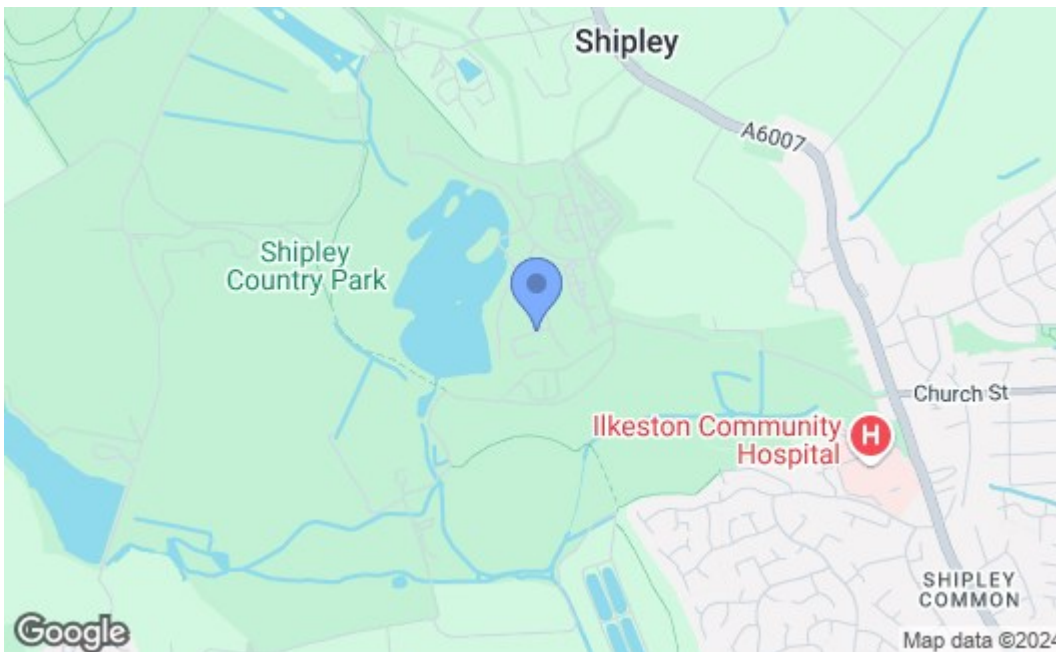
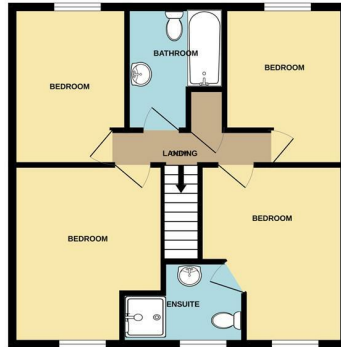




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.