

Deepfields Drive  
ShIPLEY, Heanor DE75 7RE

**£349,950 Freehold**

A FOUR DOUBLE BEDROOM DETACHED  
FAMILY HOME.





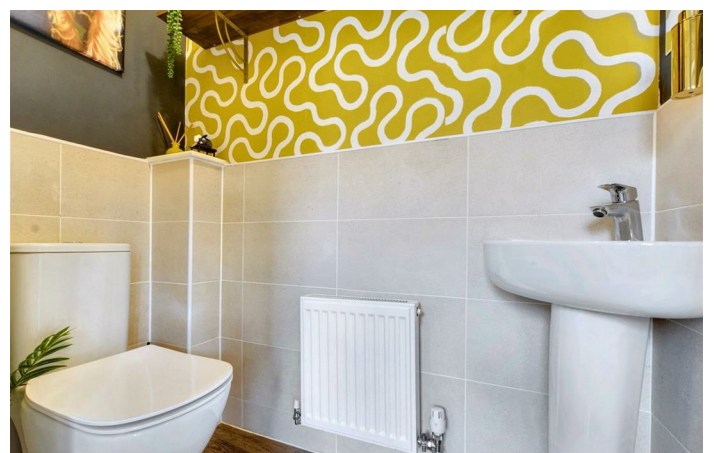
We have great pleasure in offering for sale this nearly new four double bedroom detached family home. Located in a unique setting, known as "Shipleys Lakeside" which is quickly establishing itself as a modern development set around a large lake and close to open countryside.

Built to the "Baybridge" design by Harron Homes and completed in 2023, the property benefits 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 open plan, fully fitted dining kitchen which creates a great social space for entertaining and for families to gather.

Further features of this property are separate utility room, cloaks/WC and four generously proportioned double bedrooms, the principal with en-suite shower room, and a family bathroom.

Shipleys Lakeside is set on the former grounds of the American Adventure Theme Park. The property has a great position within the development, having views from the front along the street to the lake in the distance and to the rear the property has views and backs onto a natural open space. Far from being isolated, there are facilities nearby including highly regarded primary and secondary schools, and there is a wide variety of shops and facilities in the nearby market towns of Heanor and Ilkeston, as well as good road networks for those looking to commute further afield. The property enjoys off-street parking for two vehicles, a generously proportioned single garage, and landscaped rear gardens with patio, lawn and raised planters.

The current owner has further enhanced the property internally with contemporary decor, making this into a superb family home, ready to move into.



### ENTRANCE HALL

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

### LIVING ROOM

15'7" x 10'7" (4.76 x 3.23)

Radiator, double glazed window to the front and glazed double doors leading to the dining kitchen.

### DINING KITCHEN

18'8" x 8'10" (5.7 x 2.7)

Incorporating a high quality range of Shaker-style wall, base and drawer units with square edge work surfaces and upstands. Inset one and a half bowl stainless steel sink unit with single drainer. Built-in appliances, including electric oven, induction hob and extractor hood over. Integrated dishwasher, fridge and freezer. Plinth heating, double glazed window, French doors opening to the rear garden.

### UTILITY ROOM

5'7" x 5'6" (1.72 x 1.68)

Fitted eye-level units, work surfacing, plumbing and space for washing machine, space for tumble dryer. Composite double glazed rear exit door. Door to cloaks/WC.

### CLOAKS/WC

Housing a two piece suite comprising pedestal wash hand basin and a low flush WC. Radiator, double glazed window.

### FIRST FLOOR LANDING

Built-in airing cupboard housing pressurized hot water system. Doors to bedrooms and bathroom.

### BEDROOM ONE

13'2" x 10'8" (4.02 x 3.27)

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

### EN-SUITE

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

### BEDROOM TWO

13'2" x 10'4" increasing to 12'9" (4.02 x 3.15 increasing to 3.9)

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

### BEDROOM THREE

11'9" x 8'9" (3.59 x 2.67)

Radiator, double glazed window to the rear.

### BEDROOM FOUR

11'8" x 8'8" (3.56 x 2.66)

Radiator, double glazed window to the front.

### FAMILY BATHROOM

7'9" x 6'6" (2.38 x 2)

Three piece suite comprising pedestal wash hand basin, low flush WC and bath with thermostatically controlled shower over. Shower screen, partially tiled walls, heated towel rail, double glazed window.

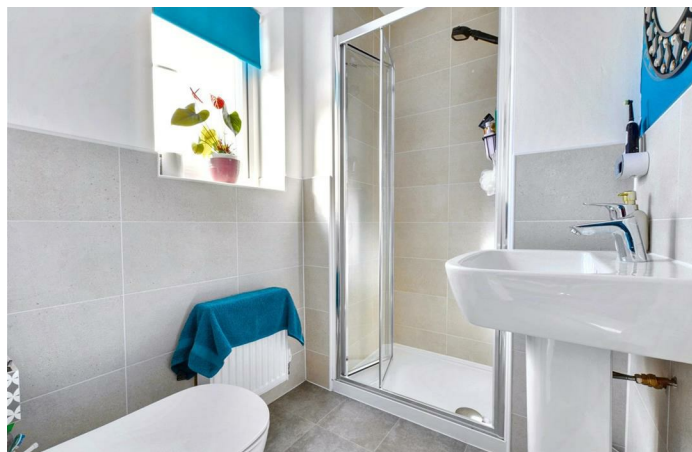
### OUTSIDE

To the front is a block paved driveway and forecourt providing parking for two vehicles side-by-side. This leads to the garage. There is an open plan front garden laid to lawn with shrub beds. Gated pedestrian access at the side of the house leads to the rear garden. The rear garden is enclosed with patio area, raised sleeper planters and lawn with shrub borders.

### 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).





Robert Ellis  
ESTATE AGENTS



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		
England & Wales 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		
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.