



**Shipleys Lakeside**  
**Shipleys, Heanor DE75 7JL**

**£371,500 Freehold**

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The Birkwith, an attractive four bedroom property with a single garage, offers space and style with modern features that complement busy family life.

A spacious hallway leads through to a stunning lounge, featuring a stylish bay window that fills the space with light. A true focal point of the home is the modern yet sophisticated kitchen and dining area. This open plan room benefits from beautiful French doors leading onto the garden, creating a free flowing space, ideal for entertaining in the summer months. The utility room is accessed from the kitchen with a door leading out to the garden and a useful, separate downstairs cloakroom. There is also a separate cupboard under the stairs, ideal for storage.

Upstairs there are four spacious bedrooms which offer plenty of luxurious touches along with a modern, family bathroom that continues the home's stylish feel. The Birkwith's jewel in the crown is the stunning master bedroom with luxury en-suite shower room, providing the ultimate glamorous retreat.



## Room Dimensions

### Ground Floor

Lounge - 4563 x 3100mm (14'11" x 10'2")

Dining/Kitchen - 6665 x 2690mm (21'10" x 8'9")

Utility - 1609 x 1462mm (5'3" x 4'9")

### First Floor

Master Bedroom - 3803 x 3125mm (12'5" x 10'3")

En suite - 2028 x 1863mm (6'7" x 6'1")

Bedroom 2 - 3813 x 3040mm (12'6" x 9'11")

Bedroom 3 - 3203 x 2975mm (10'6" x 9'9")

Bedroom 4 - 2965 x 2725mm (9'8" x 8'11")

Bathroom - 2100 x 1975mm (6'10" x 6'5")

## SHIPLEY LAKESIDE

Set on the former grounds of the historic American Adventure theme park, Shipley Lakeside is a stunning new development with a unique lakeside setting that offers over 700 acres of beautiful woodland walks on your doorstep. Enjoy the best in modern comfort, with two-, three-, four- and five-bedroom homes boasting contemporary classic features and exceptional attention to detail throughout.

Shipley Lakeside also offers excellent primary and secondary schools around the local area, making it an great choice for families. Commuters will be able to benefit from convenient transport links being just 9.5 miles from Junction 25 of the M1, which provides direct routes to Mansfield, Nottingham, and Derby. By car, Nottingham is 9.5 miles away and Derby just over 10 miles, both offering an excellent range of shopping facilities, restaurants and green spaces.

It's not just local beauty that Shipley Lakeside has to offer: the nearby Peak District offers stunning views and no end of days out for the family. With the best of both worlds in this wonderfully rural location, this growing community attracts everyone looking for something a little bit different. This expansive waterside location guarantees idyllic walks and a peaceful way of life with plenty of amenities within easy reach.

## \*Part Exchange

When using the Harron Homes Part Exchange Scheme to buy your new home you can avoid the traditional, stressful and often lengthy property chains, which are known to be unstable and subject to falling through at any moment.

The Part Exchange Scheme provides you with a calm and hassle free buying experience, taking away all the stresses of an unreliable chain and leaving you to enjoy your exciting purchase in peace, as well as avoiding expensive estate agents fees.

In many cases, you can avoid the long wait and move into your new property as soon as it's complete, allowing you to settle in early and get a kick-start on decorating and making your home feel distinctly yours.\*

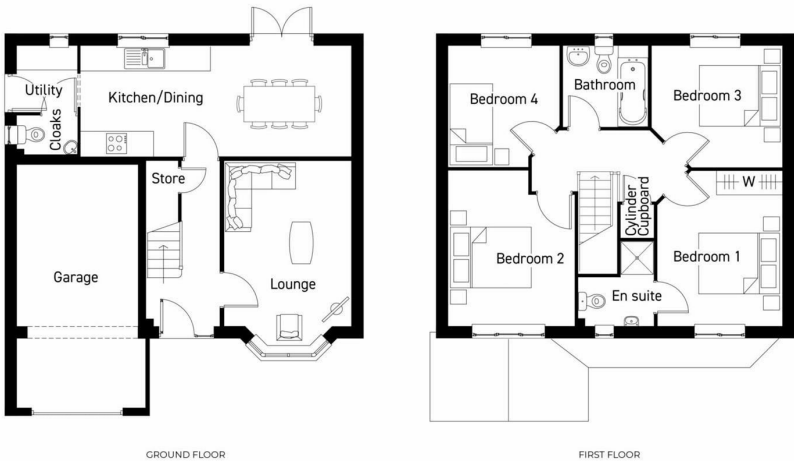
\*Not to be used in conjunction of any other offer. Subject to valuation criteria of your current home.

## Images

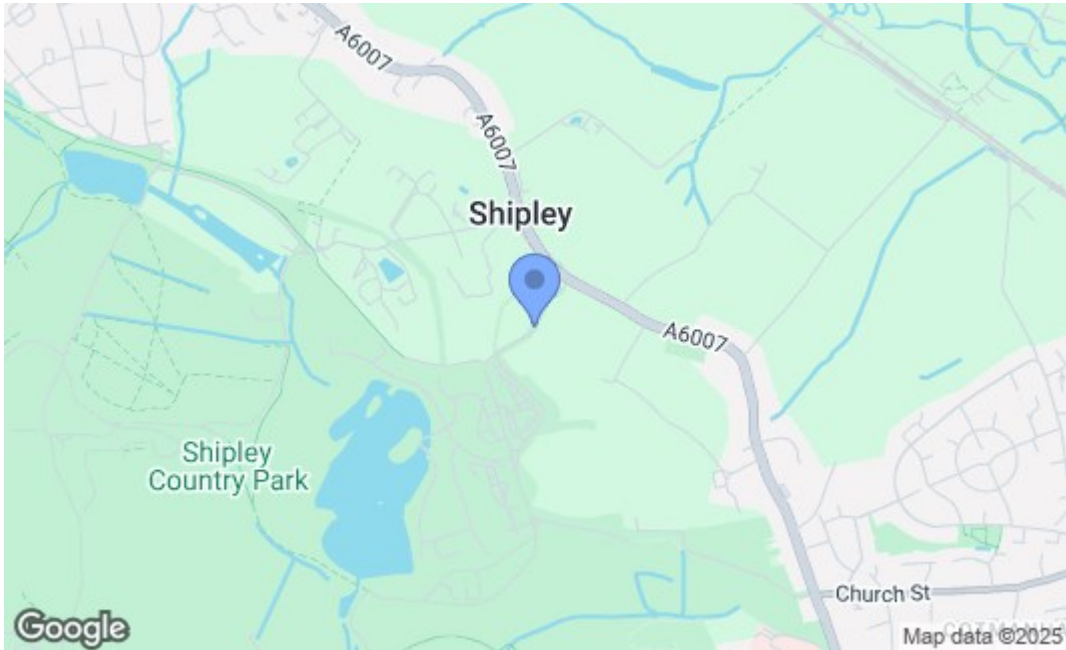
The external image is a CGI and represents the house type. The internal photos are of the house type and show the intended layout and quality of finish.







BIRKWITH



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		
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.