



Summerfields Way South  
Shipley View, Derbyshire DE7 9JJ

**£239,995 Freehold**

A THREE BEDROOM DETACHED HOME  
SITUATED IN A POPULAR RESIDENTIAL  
LOCATION.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS NEARLY NEW, THREE BEDROOM DETACHED HOME SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

Offering a stylish and modern interior which is ready to move into, finished to a high standard with features including useful ground floor cloaks/WC and en-suite shower room to the principal bedroom on the first floor floor.

The property also benefits from gas fired central heating from a combination boiler, double glazing throughout, parking to the front, and generous gardens to both the side and rear of the property.

There is an open plan feel to the ground floor with an impressive fully fitted kitchen opening through to the living and dining area which has feature bi-folding doors opening out to the landscaped rear garden with generous entertaining spaces and lawn.

Situated on a corner plot with block paved forecourt providing off-street parking, there is also easy access to nearby amenities, great transport links and open countryside, including the Nutbrook Trail and Shipley Country Park.

The accommodation comprises entrance hall, ground floor WC, open plan living family dining kitchen to the ground floor. The first floor landing provides access to three bedrooms (principal bedroom with en-suite), and a family bathroom.

We highly recommend an internal viewing.



### ENTRANCE HALL

15'5" x 6'9" (4.72 x 2.08)

Composite double glazed front entrance door, staircase rising to the first floor, radiator, laminate flooring.

### CLOAKS/WC

7'4" x 3'0" (2.24 x 0.93)

Modern white two piece suite comprising wash hand basin with vanity unit and push flush WC with mixer tap. Radiator, double glazed window to the front (with fitted blinds).

### LIVING AREA

15'10" x 12'1" (4.83 x 3.70)

Two radiators, TV points, useful walk-in downstairs storage cupboard, laminate flooring, decorative panelling, double glazed bi-folding doors opening out to the rear garden. Opening to the kitchen.

### KITCHEN AREA

14'9" x 8'8" (4.50 x 2.65)

Incorporating a modern range of fitted high gloss handle-less wall, base and drawer units with contemporary square edge work surfacing with inset one and a half bowl sink unit with single drainer and mixer tap. Built-in electric oven, gas hob and extractor hood over, integrated dishwasher, washing machine, fridge and separate freezer, feature tiled splashbacks, built-in wine rack, cupboard housing wall mounted gas fired combination boiler for central heating and hot water purposes, concealed LED lighting, double glazed window to the front.

### FIRST FLOOR LANDING

Double glazed window to the side, loft access point, walk-in closet, decorative balustrade.

### BEDROOM ONE

12'6" x 9'4" (3.82 x 2.85)

Radiator, TV point, double glazed window to the side, door to en-suite.

### EN-SUITE

9'4" x 3'3" (2.85 x 1.00)

Three piece suite comprising wash hand basin with vanity unit and mixer tap, push flush WC, shower cubicle with

thermostatically controlled twin head shower system with glass folding screen. Chrome ladder towel radiator, spotlights, air extractor fan.

### BEDROOM TWO

10'6" x 8'6" (3.22 x 2.60)

Radiator, TV point, decorative panelling, double glazed window to the front (with fitted blinds).

### BEDROOM THREE

10'6" narrowing to 7'2" x 7'0" (3.21 narrowing to 2.19 x 2.14)

TV point, radiator, built-in cupboards, double glazed window to the front (with fitted blinds).

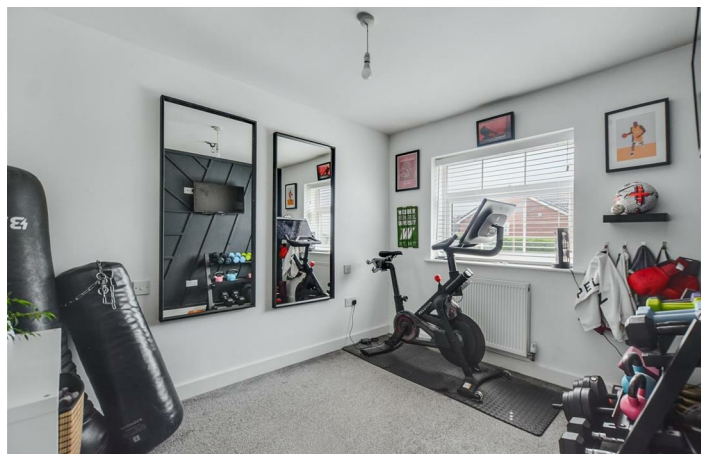
### FAMILY BATHROOM

6'8" x 6'4" (2.04 x 1.94)

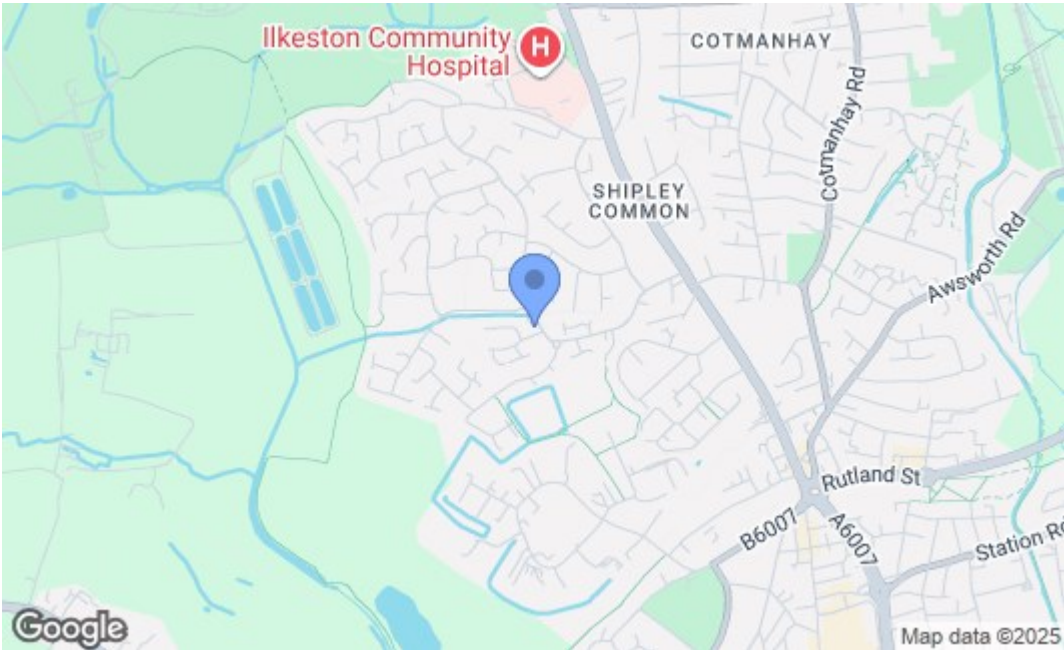
Three piece suite comprising wash hand basin with vanity unit and mixer tap, push flush WC, "L" shaped shower bath with waterfall mixer shower taps and thermostatically controlled twin shower head system, glass shower screen. Partial tiling to the walls, heated towel radiator, double glazed window to the side, spotlights, extractor fan.

### OUTSIDE

The property is situated on a generous overall corner plot with a block paved forecourt to the front providing off-street parking for at least two vehicles. The side and rear gardens have been landscaped and re-designed by the current owners to incorporate lawns and patio spaces to both the side and rear, with an area suitable for a hot tub, as well as entertaining. The garden is enclosed with pedestrian gated access leading to the front and timber fencing, making a secure environment for children and pets. Within the garden there is an external water tap and lighting point.







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 95        |
| (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.