



Miller Drive  
Shipley, Derbyshire DE75 7NT

**£379,950 Freehold**

A MODERN & RECENTLY CONSTRUCTED  
FOUR BEDROOM DETACHED FAMILY  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS HARRON HOMES CONSTRUCTED FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED IN THIS NOW ESTABLISHED AND POPULAR RESIDENTIAL LOCATION, KNOWN LOCALLY AS "THE AMERICAN ADVENTURE SITE" IN SHIPLEY BORDERING HEANOR.

"The Windsor" offers accommodation over two floors, the ground floor comprising entrance hallway, box bay fronted living room, open plan family dining kitchen with separate utility area and WC. The first floor landing provides access to four bedrooms (the principal bedroom has dressing area and en-suite), as well as a family bathroom.

The property also benefits from gas fired central heating, double glazing, double driveway, integral garage with power and lighting, as well as an enclosed rear garden.

The property is located in this now established and popular development built by Harron Homes approximately 4 years ago, and offers easy access to nearby shops, services and amenities, transport links (including Ilkeston train station), as well as vast outdoor countryside via Shipley Country Park and the Nutbrook Trail.

Still benefitting from the remainder of its NHBC warranty, the property still offers a modern and contemporary feel with good quality fixtures and fittings throughout and would make an ideal long term family home.

We highly recommend an internal viewing.



## HALL

14'7" × 4'2" (4.45 × 1.29)

Panel and double glazed front entrance door, radiator, laminate flooring, spotlights, staircase rising to the first floor, Georgian-style panel and glazed double doors into the living room, matching doors into the kitchen, personal access door into the garage.

## LIVING ROOM

17'5" × 9'10" (5.31 × 3.02)

Walk-in double glazed box bay window to the front (with fitted blinds), two radiators, media points.

## DINING KITCHEN

19'2" × 10'6" (5.85 × 3.22)

The kitchen area comprises a matching range of fitted soft-closing base and wall storage cupboards and drawers, with inset one and a half bowl sink unit with draining board and mixer tap. Matching granite-style splashboards, fitted four ring gas hob with curved extractor canopy over and oven beneath, space for full height fridge/freezer, integrated dishwasher, spotlights, additional extractor canopy, double glazed window to the rear overlooking the rear garden (with fitted blinds), laminate flooring, Georgian-style panel and glazed door leading back through to the hallway, opening through to the dining area. The dining area offers ample space for dining table and chairs, two radiators, media points, laminate flooring, walk-in double glazed box bay style window with uPVC double glazed French doors opening out to the rear garden patio with double glazed windows either side and surrounding the door (with fitted blinds).

## UTILITY

7'1" × 5'8" (2.18 × 1.73)

Panel and double glazed exit door to the rear garden, radiator, laminate flooring, wall mounted shelving, BT Openreach points and media sockets, square edge granite-style counter top space with matching splashboards, space and plumbing underneath for washing machine, tumble dryer or further kitchen appliances.

## WC

5'2" × 3'2" (1.59 × 0.97)

Modern white two piece suite comprising push flush WC, corner wash hand basin with mixer tap. Tiling to dado height, radiator, extractor fan, laminate flooring.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, double glazed window to the side (with fitted blinds), radiator, cupboard housing the hot water cylinder, loft access point.

## BEDROOM ONE

10'7" × 9'10" (3.24 × 3.00)

Double glazed window to the front (with fitted blinds), radiator, TV point, opening through to the dressing area.

## DRESSING AREA

6'4" × 4'9" into wardrobe (1.95 × 1.45 into wardrobe)

Full width fitted mirror fronted sliding door wardrobes with shelving and hanging space, radiator, spotlights, door to en-suite.

## EN-SUITE

5'10" × 5'6" (1.79 × 1.68)

Modern three piece suite comprising a tiled and enclosed shower cubicle with glass screen and folding glass doors incorporating a mains shower, wash hand basin with mixer tap, push flush WC. Tiling to the walls, double glazed window to the rear (with fitted blinds), radiator, spotlights, extractor fan.

## BEDROOM TWO

13'0" × 9'6" (3.98 × 2.91)

Double glazed window to the front (with fitted blinds), radiator.

## BEDROOM THREE

11'2" × 8'9" (3.41 × 2.67)

Double glazed window to the front (with fitted blinds), radiator.

## BEDROOM FOUR

10'11" × 8'7" (3.33 × 2.63)

Double glazed window to the rear (with fitted blinds), radiator.

## FAMILY BATHROOM

8'8" × 6'10" (2.65 × 2.10)

Modern white four piece suite comprising a separate tiled and enclosed shower cubicle with foldaway glass shower screen and mains shower, separate panel bath with mixer tap, push flush WC, wash hand basin with mixer tap. Tiling to the walls, spotlights, radiator, extractor fan, double glazed window to the front (with fitted blinds).

## OUTSIDE

To the front of the property there is a double width block paved driveway providing off-street parking for two vehicles side-by-side. The driveway then provides access to the garage. There is also a garden lawn and pedestrian access leading down the side of the house to the rear.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines, outside tap, offering an initial paved patio seating area (ideal for entertaining). This leads onto a predominant garden lawn with pedestrian pathway leading back to the front of the house.

## DIRECTIONS

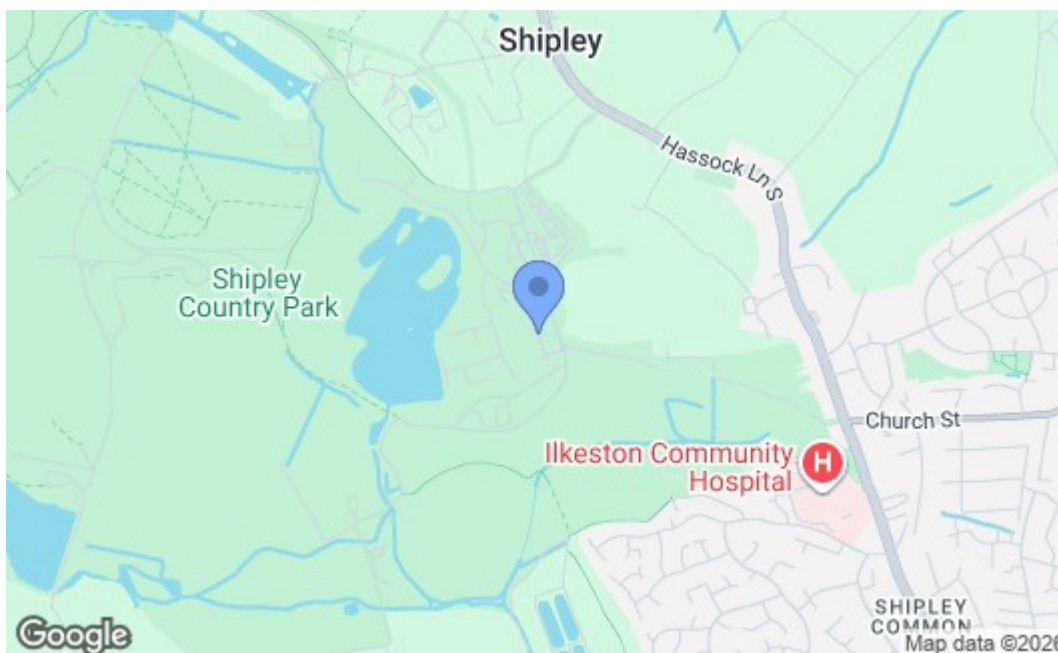
Upon leaving Ilkeston, continue into Shipley towards Heanor before taking an eventual left hand turn signed posted Harron Homes and Shipley Lakeside. Follow the winding road before taking a left turn onto Miller Drive and the property can be found in a cul de sac of houses on the right hand side.

## GARAGE

20'1" × 9'7" (6.13 × 2.94)

Up and over door to the front, personal access door providing access from the hallway, power, lighting, housing the electrical consumer unit and wall mounted gas boiler.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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.