



18 Miller Drive, Shipley, Heanor, Derbyshire, DE75 7NT

£1,395 PCM

- 3 Bathrooms
- 4 Bedrooms
- Medium Sized Garden
- Detached House
- 1 Receptions
- Garage Parking
- Unfurnished Property

18 Miller Drive, Heanor DE75 7NT

*** INCREDIBLE FOUR-BEDROOM, DETACHED NEW-BUILD PROPERTY IN SHIPLEY ***

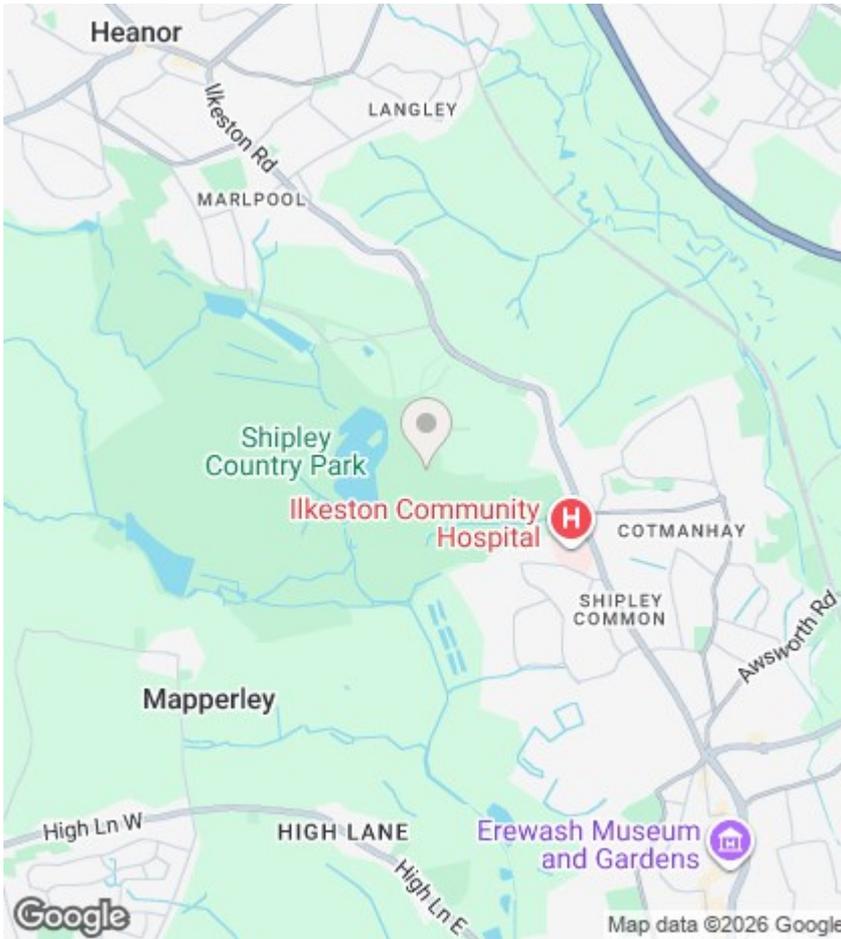
Robert Ellis Lettings are proud to present this outstanding, detached new-build family residence, situated on the highly regarded modern development on Miller Drive. Finished to an exceptional standard throughout, this impressive home offers generous proportions, contemporary design, and high-quality fixtures, making it ideal for discerning professionals or families. The property offers convenient access to Derby, Nottingham, Ilkeston, and the M1 motorway, while Shipley Country Park is close by for leisure and outdoor pursuits.

Briefly comprised of: stylish front lounge and a superb open-plan kitchen/diner, forming the centrepiece of the home. The kitchen is fitted with sleek modern cabinetry, quality work surfaces, and a central island with integrated hob and extractor, providing an excellent space for both entertaining and everyday family living. The dining area benefits from French doors opening onto the rear garden, flooding the room with natural light.



Council Tax Band:





Directions

Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

EPC Rating:

B

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	