



Shipleys Lakeside  
Shipleys, Heanor DE75 7LJ

**£430,000 Freehold**



Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.

The large welcoming hallway has stylish double doors leading onto the luxurious living room with feature bay window that floods the room with light. There is a useful downstairs cloakroom, perfect for busy family life and at the heart of the property is an impressive, high specification kitchen with dining area, a true hub of the home that brings the family together. This stunning open plan room features stylish French doors that open out onto the garden, creating an elegant space for entertaining in the warmer summer months. There is a separate utility room with access to the garden and the integral garage.

The upstairs landing leads to four, fabulous double bedrooms and a modern yet elegant family bathroom. The magnificent master bedroom offers true luxury with its own stylish en-suite shower room and glamorous dressing area, a real retreat after a busy day.



## Room Dimensions

### Ground Floor

Lounge - 5315 x 3615mm (17'5" x 11'10" inc bay )

Dining/Kitchen - 5300 x 4770mm (17'4" x 15'7" inc bay )

Utility - 3002 x 1368mm (9'10" x 4'5")

### First Floor

Master Bedroom - 4495 x 4463mm (14'8" x 14'7")

En suite - 2469 x 1520mm (8'1" x 4'11")

Bedroom 2 - 3875 x 3150mm (12'8" x 10'4")

Bedroom 3 - 3700 x 3052mm (12'1" x 10'0")

Bedroom 4 - 3889 x 3077mm (12'9" x 10'1")

Bathroom - 2700 x 2050mm (8'10" x 6'8")

## 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 9.5miles from Junction 25 of the M1, which provides direct routes to Mansfield, Nottingham, and Derby. By car, Nottingham is 9.5miles away and Derby just over 10miles, 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.

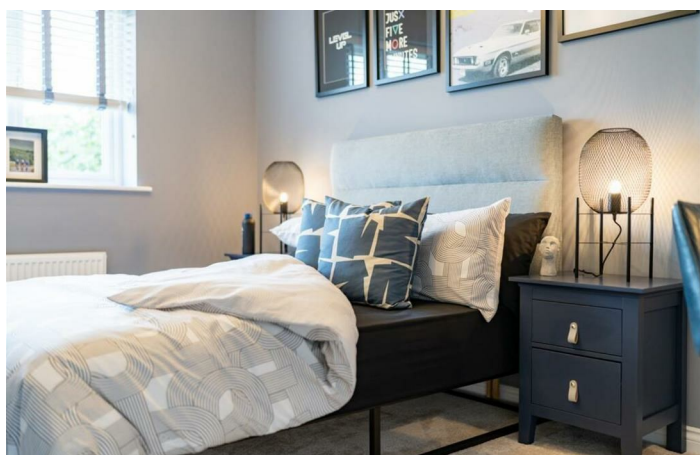
The Part Exchange Scheme provides you with a calm and hassle free buying experience, taking away all the stresses of an unreliable chain and leaving you to enjoy your exciting purchase in peace, as well as avoiding expensive estate agents fees.

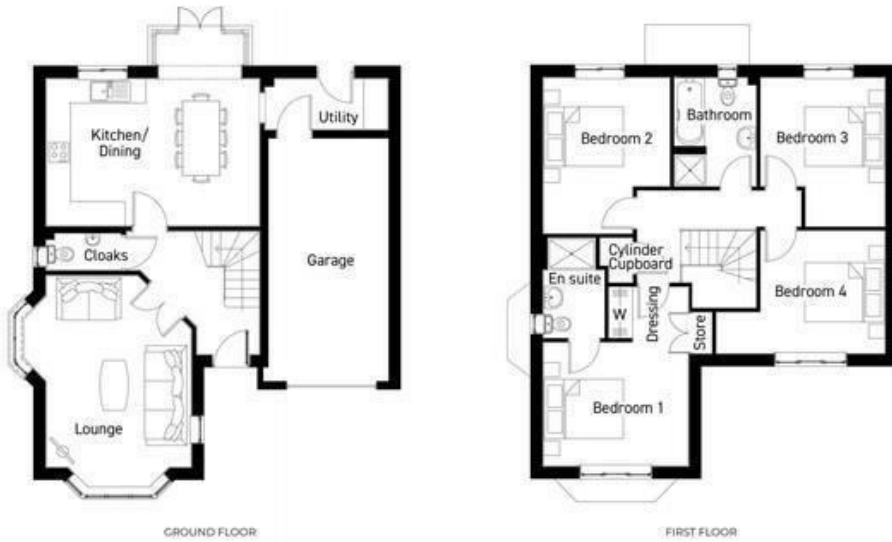
In many cases, you can avoid the long wait and move into your new property as soon as it's complete, allowing you to settle in early and get a kick-start on decorating and making your home feel distinctly yours.\*

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

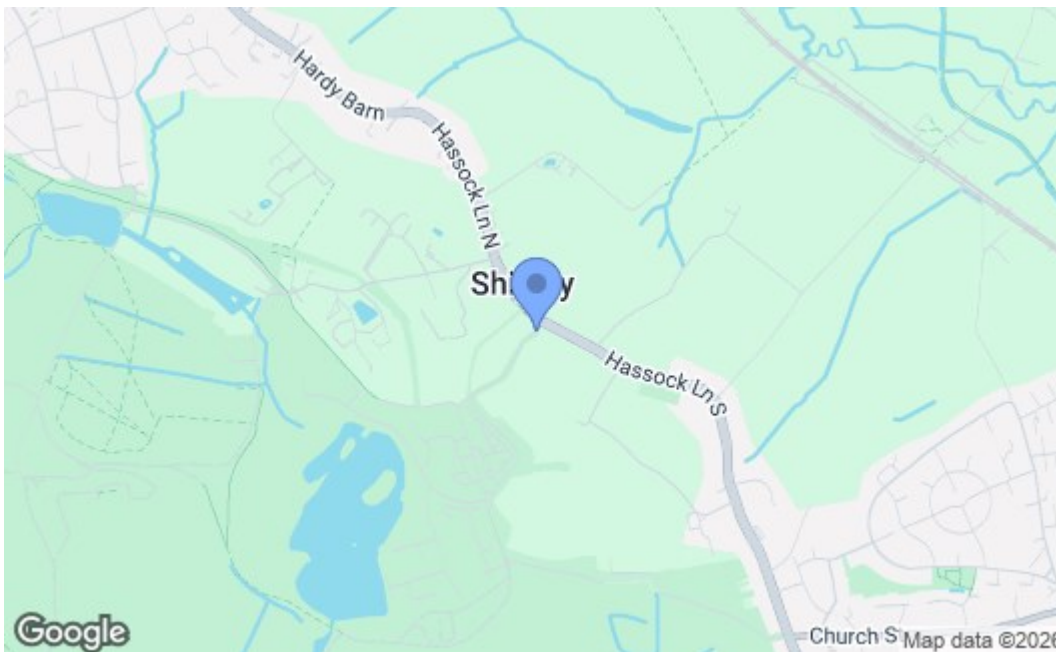
## Images

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.





SETTLE V1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.