



Shipleys Lakeside
Shipleys, Heanor DE75 7LJ

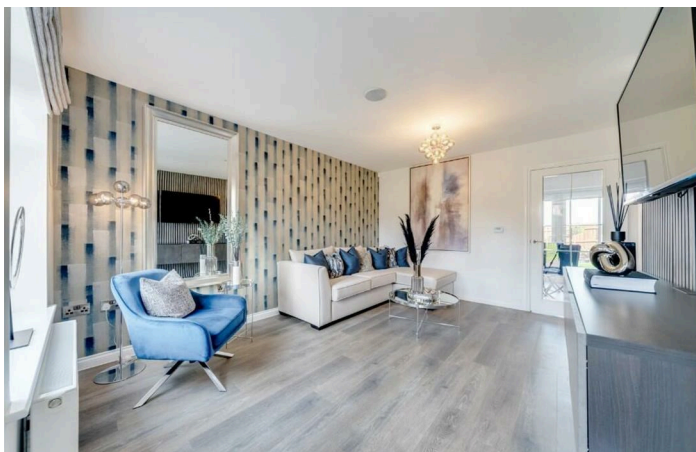
£320,000 Freehold



The Alderton is a charming, three bedroom home, stylishly designed with open plan spaces for ultimate comfort.

The hallway leads to a light filled, homely lounge, the perfect space for relaxing and spending time with family. From here you will find the modern kitchen and dining area, towards the rear of the property, which benefits from classic French doors that lead out to the garden, perfect for entertaining on warm summer evenings.

Upstairs are three, generously sized, stylish bedrooms and a modern family bathroom. The stunning master bedroom comes with its own private en-suite and sophisticated dressing room.



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.

Room Dimensions

Ground Floor

Room Metric Imperial

Lounge 4463 x 3362mm 14'7" x 11'0"

Kitchen/Dining 4277 x 2942mm 14'0" x 9'7"

Utility 1595 x 1498mm 5'2" x 4'10"

First Floor

Room Metric Imperial

Master Bedroom 3285 x 3127mm 10'9" x 10'3"

En suite 2048 x 1597mm 6'8" x 5'2"

Bedroom 2 3012 x 2992mm 9'10" x 9'9"

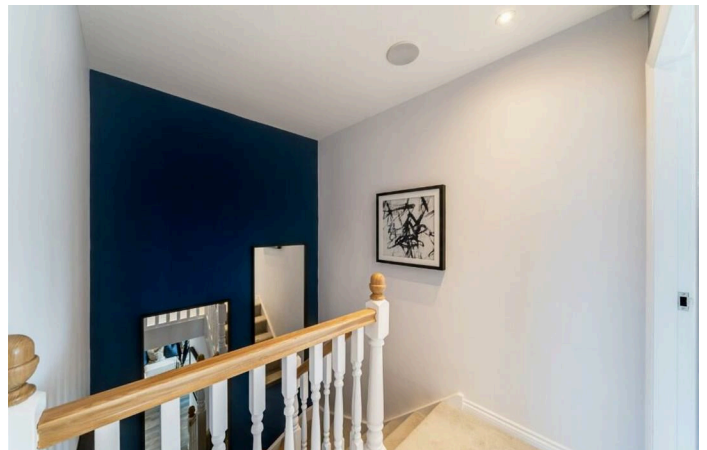
Bedroom 3 2993 x 2865mm 9'9" x 9'4"

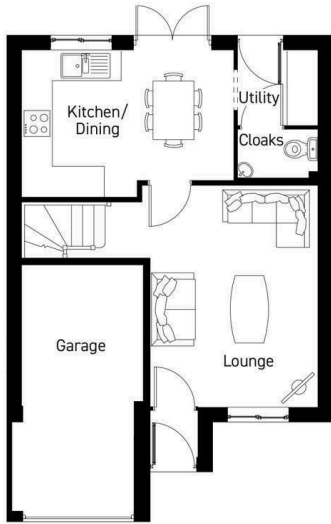
Bathroom 1925 x 1700mm 6'3" x 5'6"

Images

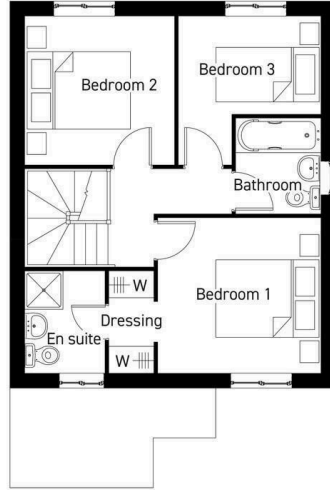


The external image is a CGI and represents the house type. The internal photos are of the house type and show the intended layout and quality of finish.



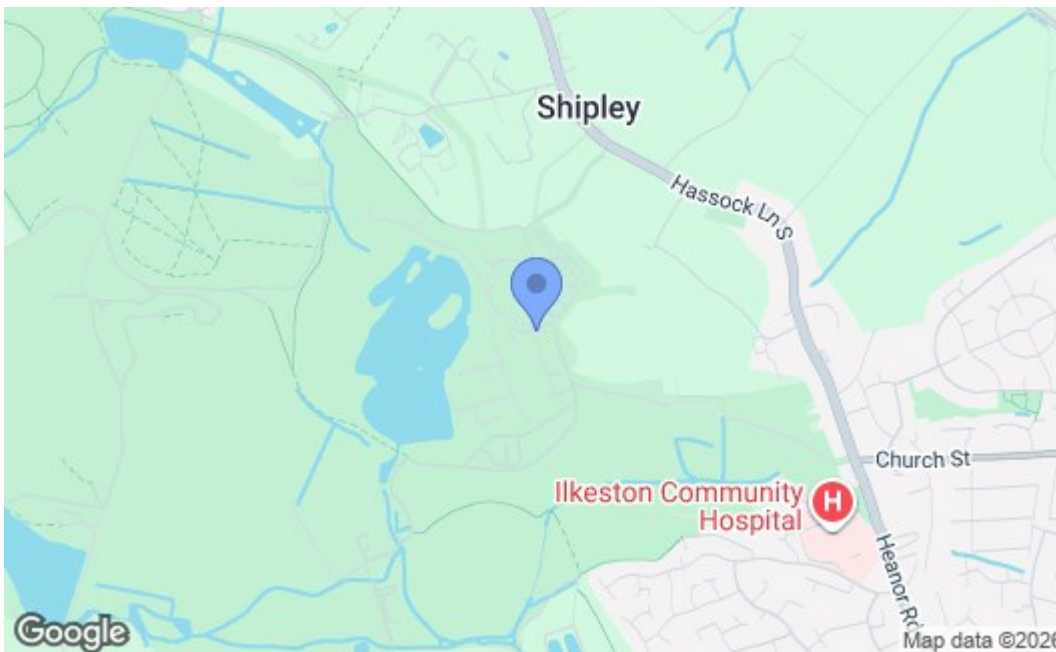


GROUND FLOOR



FIRST FLOOR

ALDERTON



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.