



Shipleys Lakeside
Shipleys, Heanor DE75 7JL

£673,000 Freehold



ShIPLEY Lakeside's brand new release! A premium 5-bedroom home, with a stunning lakeside position. Explore incentives tailored to you, enquire today!

ShIPLEY Lakeside – A Peaceful Community of Its Own.

Set beside a tranquil lake with beautiful views and open green spaces, ShIPLEY Lakeside offers a calm and peaceful setting to call home.

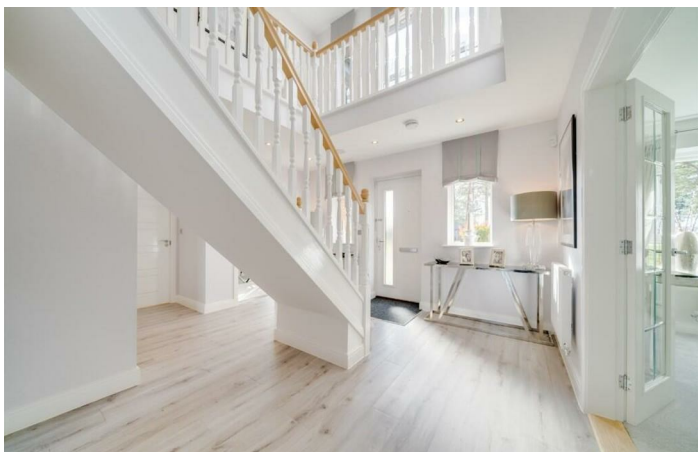
A place where a real community has already taken root, ShIPLEY Lakeside is not just a place to live, but a lifestyle to invest in. With scenic walking routes, quiet spots to unwind, and plenty of open air to enjoy, the setting naturally brings people together—whether it's for a bike ride, a catch-up with neighbours, or a peaceful moment by the water.

At ShIPLEY Lakeside, you'll find a collection of high-quality homes, including a range of spacious four-bedroom properties, ideal for growing families or anyone looking for room to spread out. Whether you're a first-time buyer, a young professional, or part of a busy household, there's space here to settle, grow, and feel part of something.

Every home is crafted with care and attention to detail; a standard reflected in ShIPLEY Lakeside's NHBC 'Pride in the Job' awards 2 years in a row—a mark of consistent quality and pride in delivery.

With its calming surroundings and selected homes overlooking the lake, ShIPLEY Lakeside is especially well-suited to remote workers, offering comfort, focus, and natural light throughout the day. And when you do need to travel, excellent links to the M1 make getting around simple.

More than just a development, ShIPLEY Lakeside is a welcoming, close-knit community—a sanctuary where neighbours become friends, and wellbeing is part of daily life.



Room Dimensions

Ground Floor

Room Metric Imperial

Lounge 5027 x 4600mm 16'5" x 15'1"

Kitchen/Dining 6115 x 4402mm 20'0" x 14'5"

Dining 4100 x 3277mm 13'5" x 10'9"

Garden Room 3390 x 3375mm 11'1" x 11'0"

Study 3277 x 2737mm 10'9" x 8'11"

Utility 3277 x 1777mm 10'9" x 5'9"

First Floor

Room Metric Imperial

Master Bedroom 3400 x 3000mm 11'1" x 9'10"

Dressing 3473 x 1500mm 11'4" x 4'11"

En suite 1 2400 x 1852mm 7'10" x 6'0"

Bedroom 2 3752 x 3127mm 12'3" x 10'3"

En suite 2 1837 x 1800mm 6'0" x 5'10"

Bedroom 3 3702 x 3127mm 12'1" x 10'3"

Bedroom 4 3300 x 3007mm 10'9" x 9'10"

Bedroom 5 3473 x 3007mm 11'4" x 9'10"

Bathroom 2800 x 2500mm 9'2" x 8'2"

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.

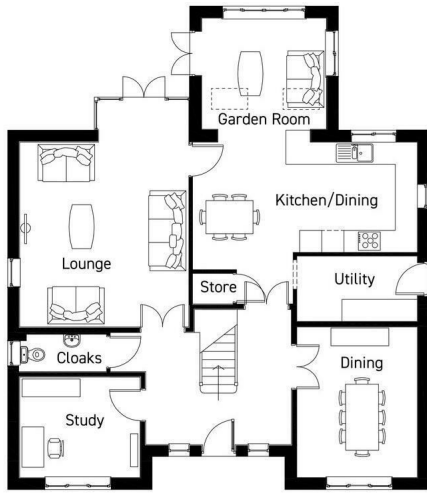
In many cases, you can avoid the long wait and move into your new property as soon as it's complete, allowing you to settle in early and get a kick-start on decorating and making your home feel distinctly yours.*

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

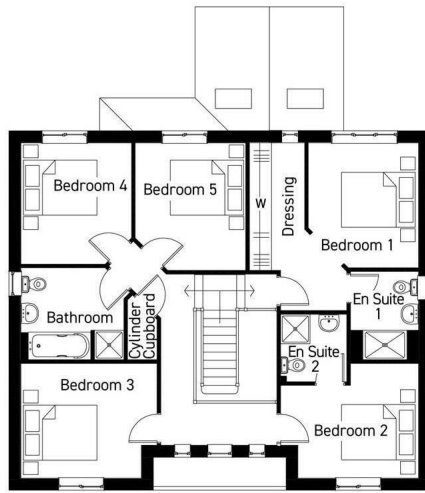
Images

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.



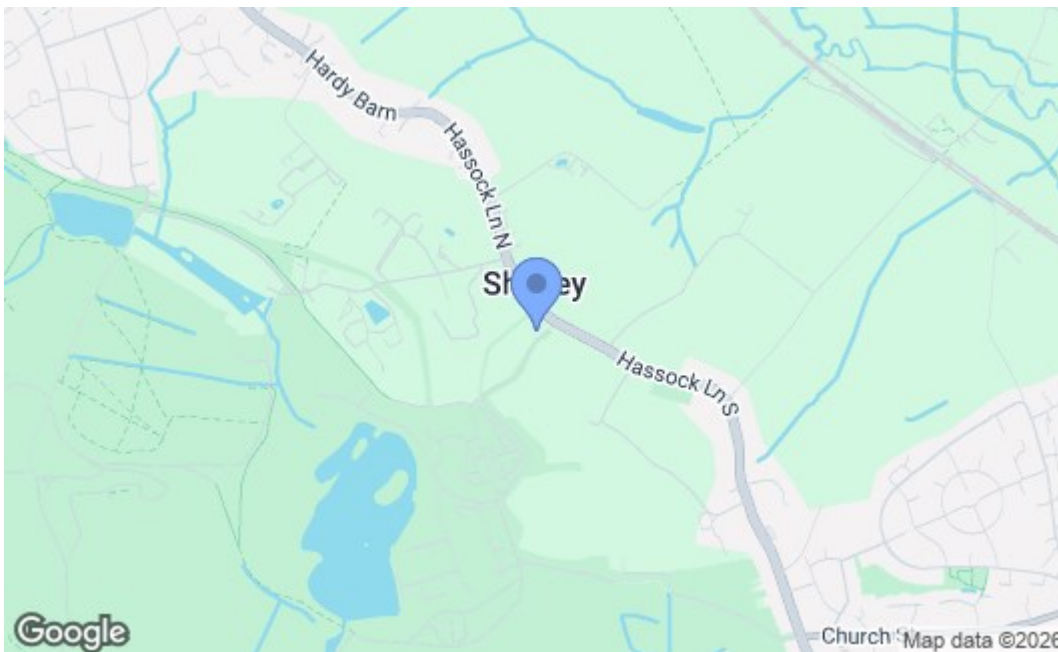


GROUND FLOOR



FIRST FLOOR

EDLINGHAM



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.