



Shipleys Lakeside
Shipleys, Heanor DE75 7JL

£600,000 Freehold

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This grand, thoughtfully designed five-bedroom property is truly spacious and offers everything you could wish for in a large family home.

Double doors from the hallway lead into a light and roomy lounge, a perfect space for relaxing, while at the rear of the property lays the impressive high specification kitchen, which overlooks a generous garden. This magnificent open-plan room includes space for a dining table and has beautiful French doors leading out onto the garden, ideal for the summer months. Through double doors from the kitchen is a luxurious dining room, which offers an ideal space for entertaining and also features French doors. The ground floor also benefits from a cloakroom and utility room, accessed via the kitchen.

The grandeur of this home is continued upstairs, with a galleried landing sweeping around the first floor, which features five spacious bedrooms along with a separate study. The luxurious and sophisticated master bedroom benefits from a dressing area and en-suite. Bedroom two boasts its own en-suite, while the stylish family bathroom features both a bath and shower.



Room Dimensions

Ground Floor

Lounge - 6085 x 3957mm (19'11" x 12'11")

Kitchen/Family Dining - 6014 x 3910mm (19'8" x 12'9")

Dining - 3910 x 3600mm (12'9" x 11'9")

Utility - 2188 x 1685mm (7'2" x 5'6")

First Floor

Master Bedroom - 3562 x 3382mm (11'8" x 11'1")

Dressing Area - 2475 x 2240mm (8'1" x 7'4")

En suite 1 - 2475 x 1662mm (8'1" x 5'5")

Bedroom 2 - 3644 x 3795mm (11'11" x 12'5")

Bedroom 3 - 3645 x 3263mm (11'11" x 10'8")

En suite 2 - 2820 x 1975mm (9'3" x 6'5")

Bedroom 4 - 4002 x 3407mm (13'1" x 11'2")

Bedroom 5 - 2852 x 2823mm (9'4" x 9'3")

Study - 2325 x 2221mm (7'7" x 7'3")

Bathroom - 2823 x 2075mm (9'3" x 6'9")

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.

*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

DUNSTANBURGH



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.