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Birkinstyle Lane, Shirland, £400,000

- 4 BEDROOM DETACHED HOUSE
- UNBELIEVABLE GARDENS
- SOUGHT AFTER NON ESTATE POSITION
- FANTASTIC FAMILY HOME
- VIEWING RECOMMENDED
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this spacious family home in this non estate position with a magnificent garden to the rear which is ideal for the growing family. The property has the benefit of a gas central heating system, partial under floor heating, double glazing where specified and solar panels which are owned by the present vendors. We would strongly recommend viewing this delightful home as soon as possible to avoid disappointment. The property briefly comprises: Storm porch, entrance hall, dining room, lounge with feature fireplace with log burning stove, amazing fitted kitchen with ample wall and base units and built in appliances to include eye level oven, microwave, induction hob with splash back and extractor over, dishwasher, fridge and freezer. The kitchen opens into the light and bright garden room with lots of natural light and wooden floor. Lying off the garden room is the utility room with Belfast sink, door to the rear, plumbing for automatic washing machine and appliance space, beyond the utility room is the ground floor shower room. Moving to the first floor there are four bedrooms some have fitted wardrobes, there is also a shower room. Outside there is ample parking to the front and a good size garage, the garden to rear is very generous with decking, lawn, vegetable plot, fruit trees, potting shed, green house and views to fields. Within the village there is a church, public houses, bus routes, village hall, delicatessen, primary school and a golf club. Alfreton town centre is approximately 2-3 miles away where there are supermarkets, restaurants, medical centres, a range of schooling and a leisure centre.

Accommodation

Storm Porch

With doors to the front and internal door to the porch.

Entrance Hall

With double doors, coat hooks and stairs rising to the first floor accommodation.

Dining Room (10' 10" x 6' 09") or (3.30m x 2.06m)

With double glazed window to the front, artex ceiling and central heating radiator.



Lounge (14' 0" x 10' 11") or (4.27m x 3.33m)

With the focal point to the room being the log burning stove with tiled hearth, two central heating radiators, TV aerial connection point, a range of shelving and a double glazed window to the front elevation providing plenty of natural light.



Fitted Kitchen (13' 07" x 10' 09") or (4.14m x 3.28m)

Widening to 14ft 3. This is a very well appointed kitchen with a comprehensive range of high gloss wall and base units which incorporate drawers and centre island with additional storage, contrasting square edge counter tops with concealed lighting above. There are built in appliances to include eye level oven and built in microwave, induction hob with stainless steel extractor and splash back over, dishwasher, fridge and freezer. There is a one and a quarter bowl sink unit with mixer tap, double glazed windows, tiled floor, two central heating radiators, under floor heating and bi fold doors to the garden room.



Garden room (16' 06" x 11' 01") or (5.03m x 3.38m)

This is a light and bright room which brings the garden into the house for you to enjoy throughout the whole year. With double glazed French doors to the side, under floor heating, four velux windows, wooden floor, ceiling spotlight and bi fold doors opening into the kitchen.

Utility Room

With double glazed door to the rear, Belfast sink, plumbing for automatic washing machine, appliance space, under floor heating, ceiling spot lights, two velux sky light windows and pine storage and doors to the conservatory and ground floor shower room.



Ground Floor Shower Room

This is an added bonus to any home with white three piece suite comprising: shower enclosure, low level WC, wash hand basin with cupboard below, extractor fan, under floor heating, heated towel rail and complementary tiling.

Landing

With double glazed window.

Master Bedroom (11' 08" x 8' 10" Max) or (3.56m x 2.69m Max)

Plus wardrobe depth. With double glazed window to the front elevation, fitted wardrobes, central heating radiator, laminate floor and door to the en-suite cloakroom.

En - Suite W.C.

With saniflow low level WC and wash hand basin with useful storage below and door to the Master bedroom.



Bedroom 2 (10' 11" x 8' 10") or (3.33m x 2.69m)

Plus wardrobe depth. With double glazed window to the front elevation, built in wardrobes and drawers and bedside cabinets, central heating radiator and access to the loft space.

Bedroom 3 (14' 10" x 8' 01") or (4.52m x 2.46m)

With double glazed windows to the front and rear and central heating radiators.

Bedroom 4 (9' 03" x 7' 09") or (2.82m x 2.36m)

With central heating radiator, built in wardrobe and two double glazed windows.



Shower Room

With three piece suite which comprises: tiled shower enclosure, low level WC, wash hand basin with cupboards below, complementary tiling to the walls, ceiling spot lights, heated towel rail and double glazed window to the rear elevation.

Garage (15' 07" x 8' 01" Max) or (4.75m x 2.46m Max)

With double opening doors to the front, light, power and double glazed window and door to the rear.



Outside

This property has fantastic kerb appeal! To the front there are double opening wrought iron gates and a hand gate which provide access to the block paved driveway which provides ample car parking and access to the garage. The garage is situated to one side of the property and to the other side there is a car port. There is an external light brick planter, rockery and hedging. To the side of the property, resin bonded pathway and double opening wooden gates continue into the enclosed generous rear garden. The rear garden is an absolute delight with wrap round decking, lawns, ornamental pond and abundance of different fruit trees, vegetable plot, mature flower and shrub borders gravel area, greenhouse, potting

shed with asbestos roof and open field views to the rear.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:57

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

Directions

For Satellite Navigation the Post Code is DE55 6BT



Ground Floor

Approx. 82.3 sq. metres (885.6 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



Total area: approx. 136.4 sq. metres (1468.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.