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## Park Lane, Shirland, £400,000

- GENEROUS DETACHED HOME
- FOUR BEDROOMS
- STUDY/NURSERY BEDROOM
- IMMACULATELY PRESENTED
- INTERNAL INSPECTION ESSENTIAL
- ENERGY RATING AWAITED



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A rare opportunity has arisen to purchase a fantastic modern family home that has tremendous curb appeal and is both spacious and presented in excellent decorative order within this sought after location. We would strongly recommend viewing as soon as possible to avoid disappointment as we are expecting interest to be running at a high level. Briefly the accommodation comprises: Entrance hall, guest cloakroom/WC, inner hall, amazing fitted dining kitchen, spacious lounge and separate dining room. Moving to the first floor where bedrooms two, three, four and the family bathroom are situated. To the second floor the Master Bedroom is of a generous size with a six piece en-suite bathroom and nursery/office. The property has under floor heating and double glazing where specified. To the front of the property there is a block paved driveway which provides access to the garage with has a rolled shutter door, power, light and double glazed window and door to the rear. The rear garden has been well designed with paved patio, covered barbeque area, lawn and raised decorative planters.

Within the sought after village of Shiralnd there is a church, village hall, bus routes, public houses, golf club and a primary school. Alfreton town centre is approximately 2-3 miles away where there are supermarkets, restaurants, bus and railway stations, medical centres and a leisure centre. The M1/A38 may be accessed at junction 28 for commuting to the commercial centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet where there are retail opportunities, restaurants and coffee shops.

## Accommodation

### Entrance Hallway

With double glazed door to the front elevation, two wall lights, and stairs rising to the first floor accommodation.

### Cloakroom / W. C.

With two piece guest suite comprising: low level WC, wash hand basin, double glazed window to the to the side elevation and extractor fan.

### Inner Hall

With doors to the kitchen, dining room, lounge and cloakroom/WC.



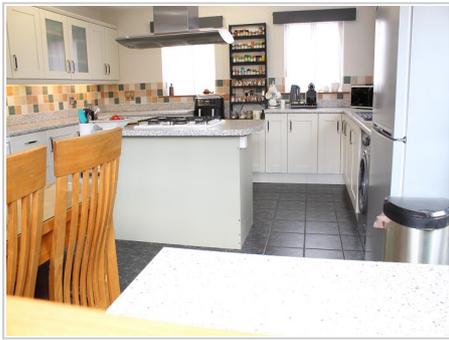
### Lounge (15' 0" x 14' 05") or (4.57m x 4.39m)

This is a spacious reception room with the focal point being the feature fireplace with living flame coal effect fire, TV aerial connection point, two walls lights and double glazed doors opening on to the rear garden.



### Dining Room (14' 05" x 11' 08") or (4.39m x 3.56m)

This is a lovely room for entertaining family and friends with two double glazed windows to the front and side elevations.



## Fitted Dining Kitchen (17' 09" x 14' 11") or (5.41m x 4.55m)

This dining kitchen defiantly has the WOW factor! With a fantastic range of wall and base units which incorporate drawers, contrasting counter tops and complementary tiling to the walls. The feature centre island houses the built in oven with a gas hob and stainless steel extractor chimney over. The kitchen has plumbing for automatic washing machine, single drainer sink unit with mixer tap, TV aerial connection point, appliance space, tiled floor, double glazed door to the side elevation and double glazed windows which fills the room with natural light.

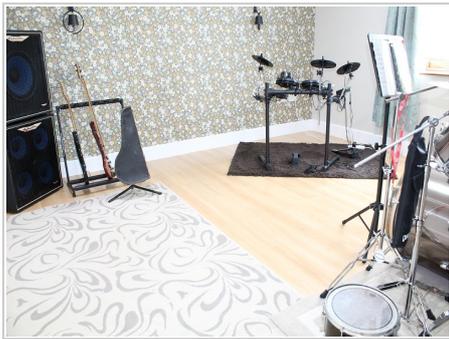
## Landing

With airing cupboard, laminated floor and stairs rising to the second floor accommodation.



## Bedroom 2 (17' 09" x 11' 06") or (5.41m x 3.51m)

With four double glazed windows, laminated flooring and ceiling spot lights.



## Bedroom 3 (15' 0" x 14' 05") or (4.57m x 4.39m)

With double glazed window, ceiling spot lights and laminated floor.



## Bedroom 4 (14' 05" x 11' 07") or (4.39m x 3.53m)

With double glazed windows to the front and side elevations, laminated floor and ceiling spotlights.



## Bathroom

With white three piece suite comprising: panel bath with shower over, wash hand basin with useful cupboards below, low level WC, complementary tiling, heated towel rail, extractor fan and double glazed window.

## Second Floor Landing

With doors to the second floor accommodation.



**Master Bedroom (18' 08" Max x 11' 01") or (5.69m Max x 3.38m)**

Room tapers off into roof slope, plus wardrobe depth. This is a spacious Master bedroom with fitted wardrobes, TV aerial connection point, double glazed windows, ceiling spotlights and door to the en-suite bathroom.



**En - Suite Bathroom (14' 04" Max x 8' 09") or (4.37m Max x 2.67m)**

Room tapers off into roof slope. This is a fabulous luxury bathroom with white six piece suite comprising: free standing roll top bath, separate tiled shower enclosure, two wash hand basins, bidet and low level WC. There is complementary tiling, heated towel rail, ceiling spotlights and double glazed window.



**Nursery Room / Study (10' 01" Max x 7' 06") or (3.07m Max x 2.29m)**

Widening to 11ft 7 maximum. Room tapers off into roof slope. With ceiling spotlights, Double glazed window and hanging rails and shelving.

**Garage (20' 04" x 8' 02") or (6.20m x 2.49m)**

The garage has a roller shutter door, light, power and double glazed window and door.



**Outside**

To the front of the property there is a boundary brick wall, a block paved driveway provides off road car parking and access to the garage. To the rear of the property there is a beautiful well designed garden with paved patio and an all weather barbeque area (ideal for the unpredictable British weather!) The remainder of the garden has a lawn and raised decorative planters.

## 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

# Tenure

We are informed that the tenure is Freehold

# Council Tax

Band E

# Directions

For Satellite Navigation the Post Code is DE55 6BH



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.