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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Porterwood Drive, Shipley, Heanor, Derbyshire , DE75 7WY **£375,000**



FEATURES:

- STUNNING FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT-AFTER SHIPLEY LAKESIDE DEVELOPMENT
- IMPRESSIVE OPEN-PLAN LIVING/DINING KITCHEN
- BEAUTIFUL HERRINGBONE FLOORING
- FOUR GENEROUS BEDROOMS
- TWO BATHROOMS & DOWNSTAIRS WC
- PROFESSIONALLY INSTALLED AIR CONDITIONING
- CORNER PLOT
- DETACHED GARAGE & DRIVEWAY FOR APPROX. FIVE CARS
- SHIPLEY COUNTRY PARK ON THE DOORSTEP

Entrance Hall

Enter through the front door into a spacious and welcoming open entrance hall, creating an immediate impression of the generous proportions this home has to offer.

The staircase rises to the first floor, while a useful snug area sits to the front, featuring a front-facing window and radiator. This versatile space would make an ideal home office, reading area or quiet sitting space.

The hallway and snug are finished with attractive herringbone flooring, recessed spotlights and statement chandeliers, adding a stylish touch from the outset.

Doors lead to the lounge, downstairs WC and utility room, while the hallway continues and opens beautifully into the impressive open-plan living/dining kitchen.

Downstairs WC

A stylish and practical downstairs WC featuring herringbone flooring, WC and wash hand basin set within a useful vanity unit. There is also a radiator and side-facing window.

A particularly thoughtful addition is the dedicated dog bathing area, ideal for muddy paws after making the most of the nearby country park.

Utility Room

The utility room provides excellent practical space and houses the boiler, with plumbing and electrics for a washing machine.

work surface over, together with a radiator and continuation of the herringbone flooring.

Open Plan Living/Dining Kitchen 6.59 m x 4.02 m (21'7" x 13'2")

The true heart of the home is this superb open-plan living, dining and kitchen space, providing a fantastic area for family life and entertaining.

The living area features two radiators, a rear-facing window and two wall lights, creating a comfortable yet stylish space. A professionally installed air conditioning unit provides additional comfort throughout the year.

The dining area flows seamlessly into the contemporary fitted kitchen, which offers a good range of wall and base units with work surfaces over.

Integrated appliances include a dishwasher, fridge and freezer, while there is an induction hob with extractor hood over and a double oven. A sink and drainer with mixer tap completes the kitchen.

The beautiful herringbone flooring continues throughout the entire space, enhancing the feeling of flow and continuity.

Double doors open directly onto the rear garden, making it particularly easy to bring the outside in during the warmer months and creating an

Separate Lounge 4.80 m x 3.81 m (15'9" x 12'6")

elevation and one to the side.
Carpet flooring, radiator and spotlights.

First Floor Landing

The staircase rises to an impressive grand U-shaped landing, which provides access to all four bedrooms, the family bathroom and loft.

Bedroom One

3.32 m x 3.52 m (10'11" x 11'7")

A spacious principal bedroom positioned to the front of the property, featuring carpet flooring, radiator and front-facing window.

The room also benefits from its own air conditioning unit and direct access to the en-suite shower room.

Ensuite

A contemporary en-suite comprising WC, wash hand basin and a large shower cubicle, together with a radiator and laminate flooring.

Bedroom Two

2.94 m x 3.82 m (9'8" x 12'6")

A generous second bedroom positioned to the rear, featuring carpet flooring, radiator and rear-facing window.

Bedroom Three

2.70 m x 3.49 m (8'10" x 11'5")

A further well-proportioned bedroom, again positioned to the rear, with carpet flooring, radiator and rear-facing window.

Bedroom Four

4.22 m x 2.49 m (13'10" x 8'2")

A versatile fourth bedroom offering excellent flexibility for use as a bedroom, home office, dressing

room or hobby space.

The room benefits from carpet flooring, radiator and two windows providing views to the front and side elevations along with an over stairs storage cupboard.

There are also free-standing wardrobes within the room, which can be included within the sale should the purchaser wish to retain them.

Family Bathroom

The family bathroom comprises WC, wash hand basin and bath with shower tap over, together with a radiator, side-facing window and laminate flooring.

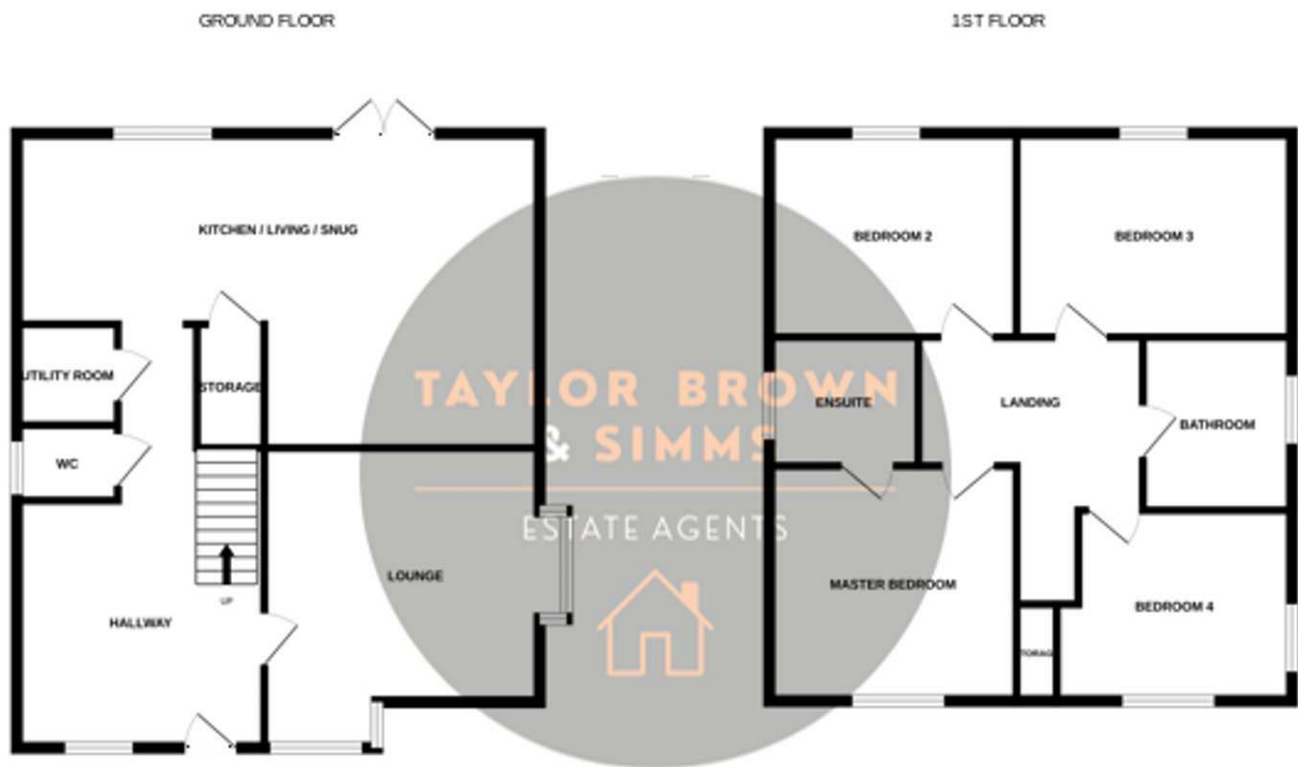
Outside

To the front of the property is a lawned garden with a paved area providing access to the front door. A generous driveway provides parking for approximately five vehicles and leads to the detached garage. The property also benefits from an outside tap and electric vehicle charging point, adding further convenience for modern-day living.

The rear garden is mainly laid to lawn, a small patio area and a gravelled area featuring a pergola, creating an ideal setting for outdoor dining, entertaining or relaxing with friends and family.

However, one of the biggest lifestyle benefits of this property is its location. Shipley Country Park is right on the doorstep, giving the feeling of having an extended back garden. With beautiful countryside and miles of walking routes immediately accessible. Fantastic

for anyone who enjoys being outdoors.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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