



£550,000

Birkinstyle Lane, Shirland DE55 6BS

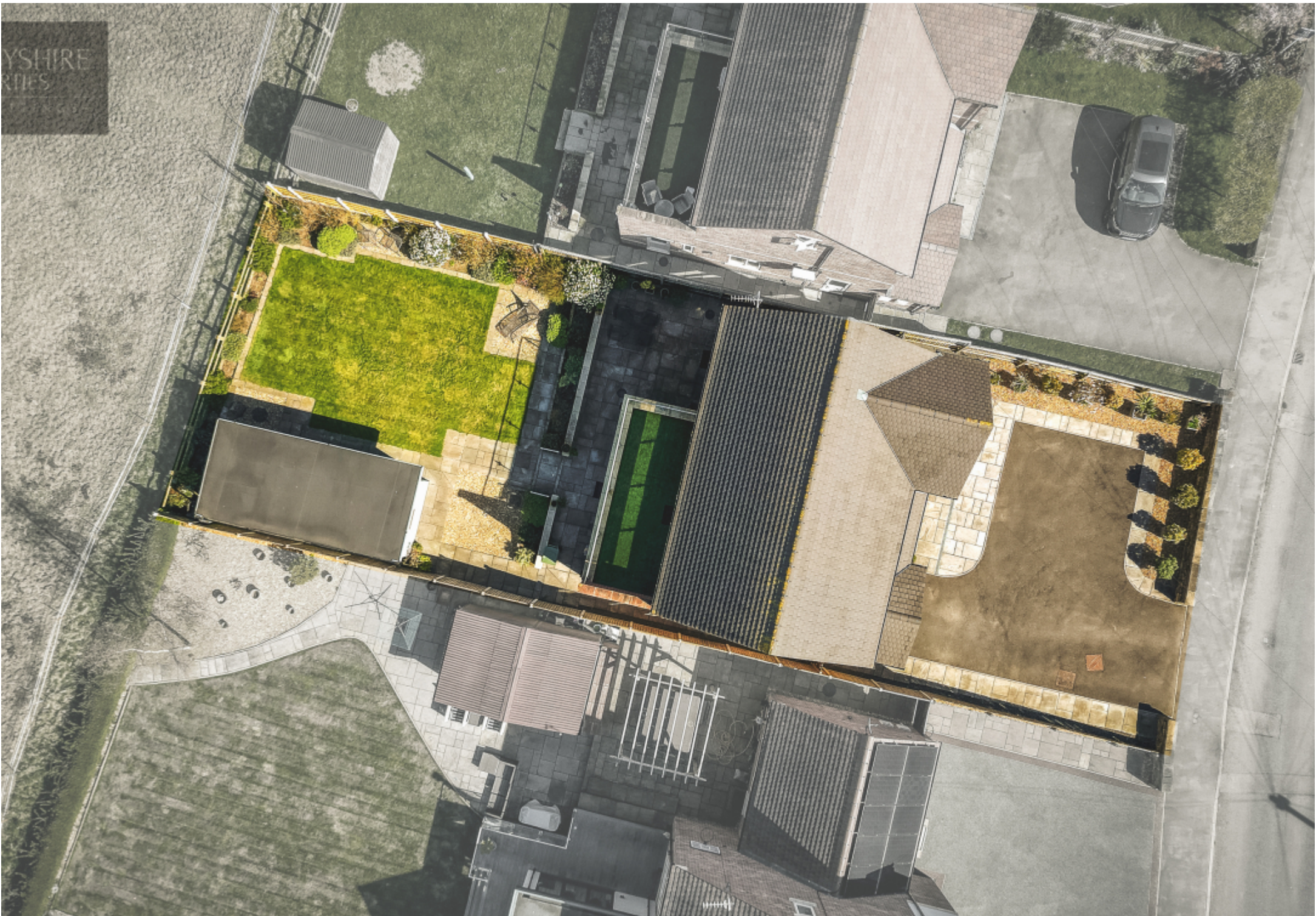
Detached House | 6 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Detached Family Home in Popular Village Location
- Stunning Countryside Views
- Versatile And Spacious Detached House
- Ideal for access to A38 & M1
- Integral Garage and Ample Parking

## Property Description

Derbyshire Properties are delighted to present this stunning 5/6 bedroom detached home in the sought after village of Shirland. Offering sizeable and versatile living accommodation, the property boasts far reaching countryside views to rear elevation. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Room, Dining Kitchen, Office, Utility Room and WC to the ground floor. To the first floor there are four double Bedrooms, Stunning Balcony, Family Bathroom and En Suite. To the second floor there are a further two double Bedrooms and En Suite.

Externally, the property offers a wealth of driveway parking to the front elevation which accesses single integral garage space via electric steel roller door. The rear garden is a stunning space mainly laid to lawn whilst featuring impressive patio space ideal for entertaining. The space also boasts multi purpose outbuilding fitted with light and power making it perfect for a home Gym, Office or Bar. The garden is bordered by timber fencing with low level fencing to rear allowing for a degree of privacy whilst maximising the stunning open countryside views.

### Entrance Hallway

Accessed via composite door to front elevation, with tiled wood effect flooring, underfloor heating, understairs cupboard providing a useful storage space and doorways to; Dining Kitchen and Lounge. Carpeted stairs rise to first floor.

### Living/Dining Area

26' 7" x 11' 10" (8.10m x 3.61m) Enjoying a dual aspect with double glazed bay window to front elevation and double glazed Bi-fold doors to rear elevation. TV Ariel point. The open plan space also comes equipped with wall mounted electric fireplace and carpeted flooring. Underfloor heating throughout.

### Kitchen

20' 0" x 13' 3" (6.10m x 4.04m) Impressive Dining Kitchen featuring a range of base cupboards and eye level units with complimentary worktops throughout allowing for the integration of a range of appliances including; AEG Double oven, five ring induction hob with accompanying extractor hood, dishwasher and inset one and a half bowl sink. Tiled Wood effect flooring with underfloor heating runs throughout whilst designer tiled splashback covers the worktop space. TV ariel point. Double glazed window and double glazed French doors both feature to the rear elevation with doorways accessing Office and Utility Room.

### Utility Room

7' 11" x 7' 2" (2.41m x 2.18m) Boasting worktop space of its own with inset stainless steel one and a half bowl sink and under counter plumbing/power for washing machine and tumble dryer. A continuation of tiled wood effect flooring with underfloor heating. Composite door accessing side elevation.

### Downstairs WC

Featuring wall mounted handwash basin and low level WC. Double glazed obscured window to side elevation, tiled wood effect flooring and underfloor heating. Ceiling fitted extractor fan complete the space.

## Office

7' 4" x 6' 5" (2.24m x 1.96m) With double glazed window to side elevation, tiled wood effect flooring and underfloor heating.

## First Floor

### Landing

Accessing four double Bedrooms, family Bathroom and En Suite. Double glazed window to front elevation, mini wall mounted radiator and carpeted flooring.

### Bedroom One

15' 8" x 10' 9" (4.78m x 3.28m) With double glazed bi fold doors accessing Sun Terrace, wall mounted radiator and carpeted flooring. TV ariel point. Access to En Suite.

### En-Suite

A three piece suite comprising; Double walk-in shower, wall mounted handwash basin and low level WC. Tiled Wood effect flooring runs throughout and fully tiled walls. Fitted storage cupboard. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed obscured window to rear elevation completes the space.

### Bedroom Two

11' 9" x 10' 10" (3.58m x 3.30m) With stunning full length double glazed window to rear elevation, TV ariel point, wall mounted radiator and carpeted flooring.

### Bedroom Three

11' 8" x 9' 1" (3.56m x 2.77m) With double glazed window to front elevation, TV ariel point, wall mounted radiator and carpeted flooring.

### Bedroom Four

10' 1" x 9' 5" (3.07m x 2.87m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

11' 8" x 5' 5" (3.56m x 1.65m) A four piece suite comprising; Bath with shower screen and attachment, wall mounted handwash basin with wall mounted vanity cabinet over, low level WC and bidet. Full tiling to the wall and floor and a wall mounted heated towel rail, wall fitted extractor fan and double glazed obscured window to side elevation completes the space. Two full length mirrored storage cabinets.

## Second Floor

### Landing

With built in storage cupboard and access to bedrooms.

### Bedroom Five

12' 1" x 9' 7" (3.68m x 2.92m) Boasting two double fitted wardrobes providing impressive storage space. TV ariel point. With double glazed window to side elevation, wall mounted radiator and carpeted flooring. Eaves storage provides extra capacity.

### Bedroom Six

12' 1" x 9' 0" (3.68m x 2.74m) With double glazed window to side elevation, wall mounted radiator and carpeted flooring. TV ariel point. Eaves storage provides extra

capacity.

#### En-Suite

12' 1" x 6' 4" (3.68m x 1.93m) A three piece suite comprising; Shower cubicle, vanity handwash basin with mirrored cabinet over and low level WC. Ceiling fitted extractor fan and wall mounted radiator complete the space.

#### Outside

Externally, the property offers a wealth of driveway parking to the front elevation which accesses single integral garage space via electric steel roller door. The rear garden is a stunning space mainly laid to lawn whilst featuring impressive patio space ideal for entertaining. The space also boasts multi purpose outbuilding fitted with light and power making it perfect for a home Gym, Office or Bar. The garden is bordered by timber fencing with low level fencing to rear allowing for a degree of privacy whilst maximising the stunning open countryside views.

#### Council Tax

We understand that the property currently falls within council tax band F, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
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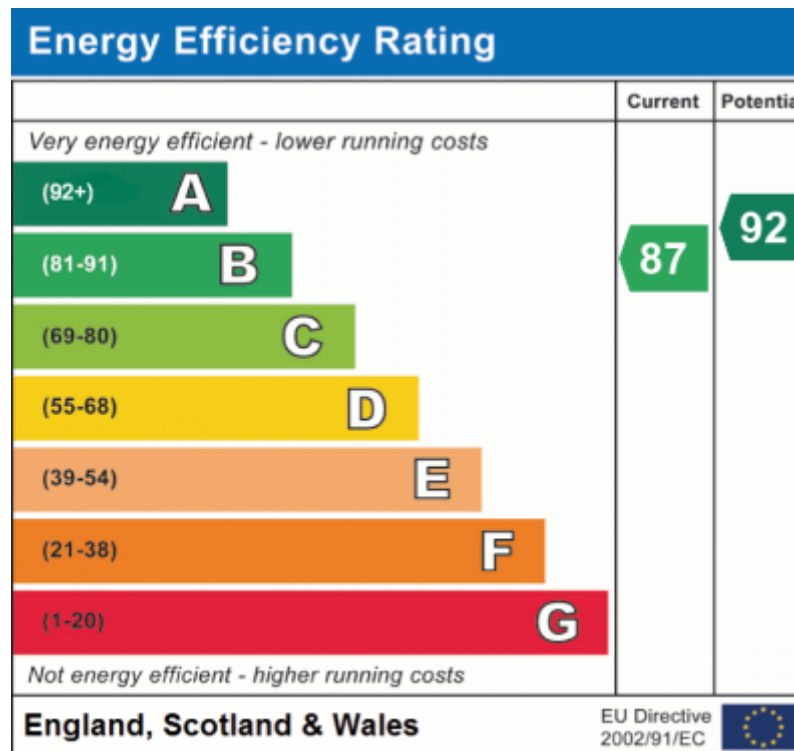




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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