



£269,950

Covert Avenue , Shirland DE55 6PF

Town House | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- 10 Year Builders Warranty
- Driveway Parking for Two Vehicles
- EV Charging Point
- Open Plan Living Accommodation
- WC, En Suite And Family Bathroom
- Highly Regarded Village Of Shirland
- Ideal For Access to A38 & M1/Chesterfield

## Property Description

Derbyshire Properties are pleased to offer this three bedroom modern town house to the market. Built in 2024, the property is situated in the much sought after village of Shirland. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to offer this three bedroom modern town house to the market. Built in 2024, the property is situated in the much sought after village of Shirland. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Lounge & open plan Dining Kitchen to the ground floor, two double Bedrooms and family Bathroom to the first floor with master Bedroom and En Suite to the second floor.

Externally the home benefits from driveway parking for two vehicles and EV charging point to the front elevation. The rear garden is mainly laid to lawn but also benefits from patio space allowing for the ideal hosting space.

### Entrance Hall

Accessed via composite door to front elevation with wall mounted radiator, wood effect flooring and carpeted stairs rising to first floor. Doorways to;

### WC

### Lounge

4.94m x 3.14m (16' 2" x 10' 4") With double glazed French doors accessing rear enclosed garden, two wall mounted radiators and wood effect flooring. Open aspect to Dining Kitchen.

### Kitchen/Dining Area

4.90m x 2.70m (16' 1" x 8' 10") Featuring a continuation of wood effect flooring throughout this space, the kitchen itself benefits from an attractive range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Induction hob with accompanying extractor hood, oven, fitted fridge freezer, dishwasher and inset one and a half bowl sink. Double glazed window features to the front elevation whilst wall mounted radiator can be found to the dining space.

### First Floor

### Landing

Accessing Bedroom two & three as well as the family Bathroom, this carpeted space also benefits from airing cupboard for storage, two wall mounted radiators and carpeted stairs rising to second floor.

### Bedroom Two

4.23m x 2.72m (13' 11" x 8' 11") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

3.74m x 2.77m (12' 3" x 9' 1") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

A stylish three piece suite including; Bath with shower screen and attachment, wall mounted handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed obscured window to rear elevation completes the space.

#### Second Floor

#### Bedroom One

5.62m x 3.83m (18' 5" x 12' 7") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### En Suite

A tiled three piece suite including; Double walk-in shower, wall mounted handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed Velux window to rear elevation completes the space.

#### Outside

Externally the home benefits from driveway parking for two vehicles and EV charging point to the front elevation. The rear garden is mainly laid to lawn but also benefits from patio space allowing for the ideal hosting space.

#### Council Tax

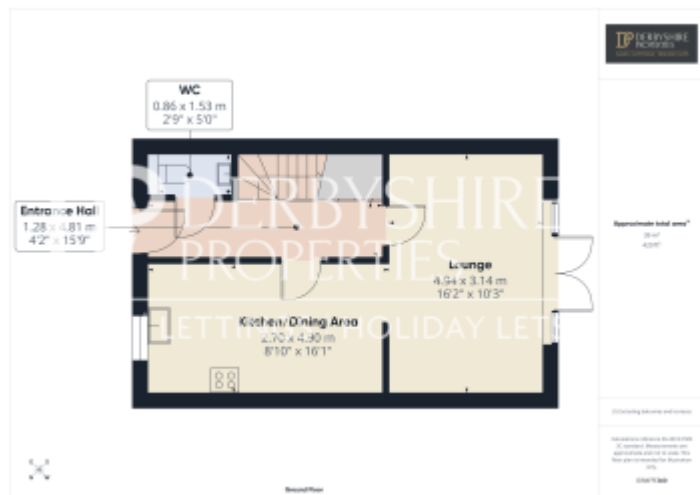
We understand that the property currently falls within council tax band B, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### 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.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

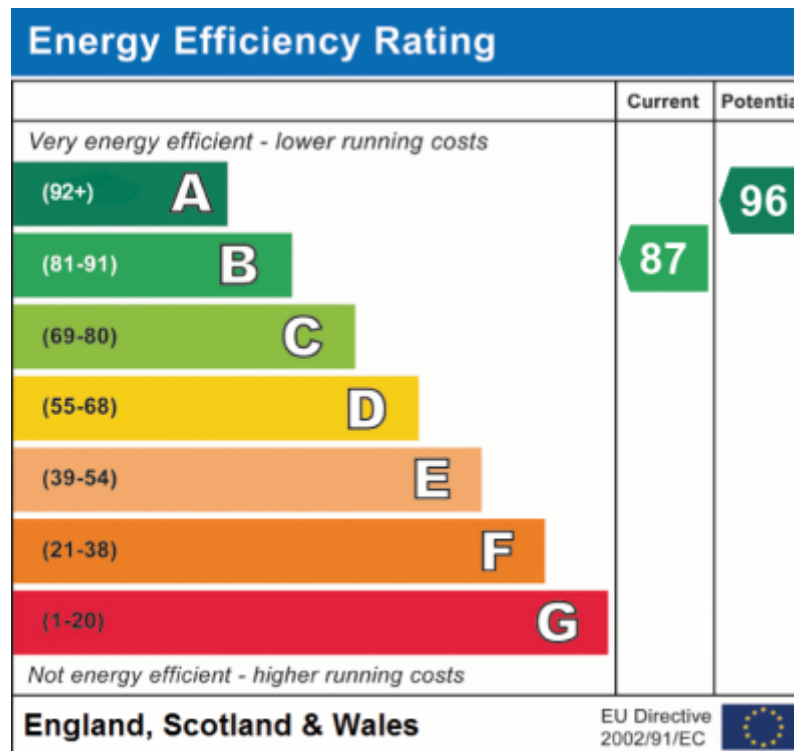






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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