



£750,000

Shireoaks, Belper DE56 2BZ

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Individually Designed & Built South Facing Detached Home
- Driveway for 7 cars plus large RV/Caravan bay
- Four Bedrooms & Two Bathrooms
- Large Garden Plot
- Highly Regarded Location
- Stunning Countryside Views
- Ideal Family Home
- Located Within Easy Reach Of Belper

## Property Description

An opportunity to purchase this impressive individually built residence, offering an abundance of versatile living space ideal for modern family life, located in a highly regarded residential location.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this impressive individually built residence, offering an abundance of versatile living space ideal for modern family life. The property boasts four generous reception rooms, providing ample space for both relaxation and entertaining, alongside four well-proportioned bedrooms and two bathrooms, ensuring comfort and practicality for growing families. A particular highlight of the home is the superb games and party room, creating a fantastic social space perfectly suited for entertaining family and friends or enjoying leisure time. Occupying a special elevated position, The Hollies enjoys stunning panoramic views across the surrounding countryside. This private and peaceful setting offers a true sense of retreat, ideal for those seeking tranquillity without compromising on accessibility. Externally, the property sits within a substantial plot of approximately 0.4 Acre, offering extensive outdoor space for families, keen gardeners, or simply those who enjoy outdoor living. A large sweeping driveway provides off-road parking for multiple vehicles, with space for up to seven cars, in addition to accommodating a mobile home or caravan. A double garage further enhances the practicality of the home. The Hollies is more than just a property; it is a lifestyle opportunity, combining space, privacy and breathtaking views to create a truly exceptional family home in the heart of Derbyshire.

### Entrance Porch

The property is entered via a welcoming entrance porch with useful built-in storage, leading through to a well-appointed ground floor.

### Guest Cloakroom/WC

With a low-level WC, pedestal wash hand basin, tiled flooring, wall-mounted central heating boiler, coving to the ceiling, a double glazed window, and an internal oak veneer door with chrome fittings.

### Lounge

Featuring a fireplace with an open grate fire and raised granite hearth, coving to the ceiling, dado rail, radiator, a double-glazed bay window with deep sill, internal bi-folding doors opening into the garden room, an additional double-glazed side window, and an internal oak veneer door with chrome fittings.

### Sun Lounge

Boasting expansive, far-reaching views, this room features a large double-glazed picture window, a gas heater, and double-glazed sliding doors leading to a sun balcony. Internal bi-folding doors seamlessly connect this space to the lounge, enhancing the sense of openness and flow.

### Balcony

Featuring an electric retractable canopy, this space enjoys stunning views across the valley, complemented by black-painted wrought iron railings and an elegant awning.

### Hallway

Boasting wood flooring, a radiator, and panelled walls with a dado rail, this space is finished with elegant coving to the ceiling. It also features a useful understairs storage cupboard and a staircase to the first floor with an attractive balustrade.

### Study

Featuring a fitted book cabinet with glazed doors, radiator, and coving to the ceiling, this room is enhanced by a double-glazed window and an internal oak veneer door with chrome fittings.

### Dining Room

Boasting a radiator, coving to the ceiling, and two double-glazed windows, this room is completed with an internal glazed door featuring chrome fittings.

### Kitchen/Diner

The kitchen is fitted with a one-and-a-half sink unit with chrome mixer tap, complemented by wall and base units with matching worktops. It features a built-in four-ring induction hob with concealed extractor hood, built-in microwave, and a double electric fan-assisted oven. There is plumbing for an automatic washing machine and dishwasher, as well as an integrated fridge/freezer. Finished with tile flooring, radiator, and spotlights to the ceiling, the kitchen also benefits from concealed worktop lighting, two internal double-glazed windows, and two further double-glazed windows offering far-reaching views. An internal oak veneer door with chrome fittings completes the space.

### Lobby

Featuring matching wood flooring and coving to the ceiling, this room enjoys far-reaching views through two double-glazed windows and is accessed via a striking cast-iron spiral staircase leading up to the games/party room.

### Games Room

This room features a fitted corner bar with a single sink and hot-and-cold tap, decorative ceiling beams, and American oak flooring. Finished with dado rails, built-in lighting, power points, wall lights, and a gas heater, it also includes a built-in jukebox with Ditton speakers, additional storage cupboard, and cushioned bench seating. Two double-glazed windows and double-glazed French doors opening onto a sun patio with attractive stone walling provide far-reaching views, while a wrought-iron spiral staircase offers direct access to the main house.

### First Floor

Featuring a radiator, attractive balustrade, and coving to the ceiling, this space enjoys far-reaching views and provides access to the roof space.

### Bedroom 1

Boasting a good range of fitted wardrobes with matching wall cupboards, a dressing table, and chest of drawers, this room features coving to the ceiling, a radiator, and access to the roof space. Two double-glazed windows offer far-reaching views, and an internal oak veneer door with chrome fittings completes the space.

### En-Suite

The bathroom is fitted with a bath, pedestal wash handbasin, low-level WC, bidet, and a separate double shower cubicle with electric shower. It features tiled splashbacks, tiled-effect flooring, radiator, and coving to the ceiling, along with a double-glazed window and an internal oak veneer door with chrome fittings.

### Bedroom 2

Featuring built-in wardrobes and a concealed entrance to the family bathroom, this room includes coving to the ceiling, a radiator, and two double-glazed windows offering far-reaching views. An internal oak veneer door with chrome fittings completes the space.

### Bedroom 3

Boasting built-in wardrobes, a radiator, and a double-glazed window with far-reaching views, this room is completed with an internal oak veneer door with chrome

fittings.

#### Bedroom 4

Featuring built-in wardrobes, a radiator, and a rear-facing double-glazed window, this room is completed with an internal oak veneer door with chrome fittings.

#### Bathroom

The bathroom features a corner spa bath with fixed and hand-held shower, a fitted washbasin with base cupboard, and a low-level WC. It is finished with fully tiled walls, tile flooring, spotlights to the ceiling, a large fitted mirror, heated chrome towel rail/radiator, and a double-glazed window, with an internal oak veneer door with chrome fittings completing the space.

#### Outside

Large Driveway: A spacious tarmac driveway provides parking for approximately six to seven vehicles.

Gardens: Set on a generous plot of around 0.4 acre, the gardens enjoy fine valley views and a sunny south-to-west aspect. Mainly laid to lawn, they feature a variety of shrubs, plants, and trees including plum, apple, and pear. Additional highlights include a decorative well, sun balcony, patio, greenhouse, shed, outside lighting, cold water tap, five water butts, a coal/log bunker, and the original garden coach lamp.

Motorhome/Caravan Space: Ample space is available for motorhome or caravan parking.

Double Detached Garage (6.33 x 5.67 m / 20'9" x 18'7"): Constructed of brick with a tiled roof and concrete floor, the garage includes power, lighting, two windows, and two remote-controlled insulated electric doors.

#### 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.
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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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## 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>	72	79
(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	

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