



£280,000

Old Coppice Side, Heanor DE75 7DJ

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Beautifully extended semi-detached family home
- Three well-proportioned bedrooms
- Spacious open plan living accommodation
- Stunning kitchen/breakfast room with roof lantern
- Utility room and guest cloakroom/WC
- Attached garage with electric door
- Driveway providing parking for 3-4 vehicles
- Large family-friendly rear garden
- Brick-built outbuilding with power and lighting
- Conveniently located close to Shipley Park and local amenities
- Air conditioning units to the kitchen and Bed 1 & 2 (heating and cooling)

Property Description

Impressive Extended Three-Bedroom Semi-Detached Family Home Near Shipley Country Park

Main Particulars

Welcome to this skilfully extended and beautifully presented three-bedroom semi-detached family home, occupying a generous plot close to the ever-popular Shipley Country Park.

Offering spacious and versatile accommodation throughout, the property has been thoughtfully improved to create an ideal home for first-time buyers, growing families and those looking to upsize.

The accommodation briefly comprises an entrance hallway, guest cloakroom/WC, utility room, spacious open-plan living/dining room and an impressive extended kitchen/breakfast room overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a stylish four-piece family bathroom. Externally, the property benefits from ample off-road parking, an attached garage with electric door, and a generous rear garden featuring a full-width patio and substantial lawn, ideal for family life and entertaining. A large brick-built outbuilding with power and lighting offers excellent storage, workshop or hobby space. Early viewing is highly recommended to fully appreciate the space, quality and convenient location this superb home has to offer.

Entrance Hall

Accessed via a composite entrance door, this bright and welcoming reception hall features quality flooring, a modern vertical radiator, recessed ceiling spotlights and a carpeted staircase rising to the first floor with useful understairs storage.

Guest Cloakroom

Appointed with a low-level WC and wash hand basin, complemented by contemporary tiling, radiator and an obscure double glazed window.

Living/Dining Room

A spacious and stylish reception room featuring a double glazed bay window to the front elevation with bespoke window seat. The room benefits from a contemporary media wall incorporating an inset electric fire and television recess, creating an attractive focal point. Further features include a modern vertical radiator together with television and telephone points.

Open Plan Kitchen/ Living

A superb open-plan kitchen/breakfast room forming the heart of the home, created as part of a quality extension and finished to a modern standard throughout.

The kitchen is fitted with a comprehensive range of contemporary wall and base units with work surfaces over, incorporating a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include an electric oven, four-ring gas hob with stainless steel extractor canopy above, and dishwasher.

The space benefits from tiled flooring, under-unit lighting, recessed spotlights, and a striking roof lantern which floods the room with natural light. Further features include a double glazed window, French doors opening directly onto the rear garden, and a wall-mounted air conditioning unit providing both heating and cooling.

Designed as a versatile family space, it offers ample room for both dining and entertaining with excellent indoor-outdoor flow.

Utility Room

Fitted with a matching range of wall and base units with complementary work surfaces incorporating a one-and-a-half bowl stainless steel sink with mixer tap. The room offers plumbing for both a washing machine and tumble dryer, along with space for a fridge/freezer.

Additional features include recessed spotlights, a useful full-height storage cupboard, and a double glazed door providing convenient side access.

First Floor Landing

A spacious galleried landing featuring a front-facing double glazed window providing natural light, a radiator, and access to the loft space via a pull-down ladder.

Master Bedroom

A generous double bedroom enjoying pleasant views over the rear garden via a double glazed window. Wall-mounted air conditioning unit, radiator and television point.

Bedroom Two

A well-proportioned double bedroom with a front-facing double glazed window, radiator, and wall-mounted air conditioning unit. The room also benefits from a useful storage alcove.

Bedroom Three

A good-sized single bedroom overlooking the rear garden, featuring a radiator and space for wardrobes.

Family Bathroom

Beautifully appointed with a modern four-piece white suite comprising a low-level WC, wall-mounted wash hand basin, panelled bath with shower attachment, and a large walk-in shower enclosure with mains-fed shower.

The room is finished with fully tiled walls and benefits from a chrome heated towel rail, extractor fan, and an obscured double glazed window.

Outside

To the front of the property is a tarmac driveway with attractive block-paved edging, providing off-road parking for three to four vehicles. Raised sleeper borders with established planting create an attractive and well-maintained frontage. The attached garage benefits from an electric up-and-over door to the front, together with a rear access door.

The generous rear garden is ideal for family living, featuring a full-width paved patio leading onto an extensive lawn with a paved pathway extending to the rear. At the top of the garden is a substantial detached brick-built outbuilding with power, lighting and external illumination, offering excellent potential as a workshop, hobby room, or additional storage space.

Disclaimer


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- 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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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