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The Fox Hollies, Shirland, £340,000

- FANTASTIC DETACHED FAMILY HOME
- FOUR BEDROOMS
- EN-SUITE UTILITY AND CLOAKROOM
- AMAZING FITTED KITCHEN WITH APPLIANCES
- GARAGE AND GARDENS
- ENERGY RATING B



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green and May are delighted to offer to the market this executive detached family home within this sought after location within the highly regarded village of Shirland. The property was built approximately five years ago by Wheeldon Homes and is presented to excellent decorative order. In brief the accommodation comprises: Entrance hall, guest cloakroom/WC, lounge with double glazed bay window to the front elevation, amazing fitted kitchen with built in appliances to include, eye level double oven, five burner gas hob with stainless steel extractor chimney over, dishwasher and fridge/freezer. The utility room lies off the kitchen and has a sink unit, cupboard housing the gas central heating boiler and plumbing for washing machine and space for tumble dryer. To the first floor there Master bedrooms has a range of fitted wardrobes with mirror fronted doors and an en-suite shower room. There are three further good sized bedrooms and a family bathroom. To the outside there is a driveway which provides car parking and access to the garage. To the rear there is an enclosed garden with well established flower and shrub borders, paved seating area and a lawn. We would strongly recommend viewing this delightful home as soon as possible. Would purchasers please note that there is an annual service charge of £136.67 this is for 2024.

Shirland Is a popular village lying just off the A61 Chesterfield Road which provides links to the surrounding areas and is also on a bus route. There is a church within the village, primary school, park, public houses and a village hall. General shopping is available in either Alfreton or Clay Cross.

Accommodation

Entrance Hall

With double glazed door to the front elevation, central heating radiator and stairs rising to the front floor accommodation.

Cloakroom / W. C.

With two piece guest suite comprising: wash hand basin, low level WC and double glazed window to the front elevation.



Lounge (16' 0" x 10' 07") or (4.88m x 3.23m)

Into Bay. This is a lovely lounge with a double glazed bay window to the front elevation, allowing plenty of natural light, TV aerial connection point and central heating radiator.



Fitted Dining Kitchen (19' 08" x 11' 01") or (5.99m x 3.38m)

Widening to 22ft 5 This is an amazing well designed dining kitchen with a comprehensive range of wall and base units with soft closing doors and concealed lighting, incorporating drawers, contrasting counter tops with matching up-stands and complementary tiling to the walls and floor. There are built in appliances to include a double oven, five burner gas hob with stainless steel extractor chimney over, fridge/freezer and dishwasher. There is a central heating radiator, stainless steel sink unit with mixer tap, double glazed window to the rear and double glazed doors opening onto the rear garden.

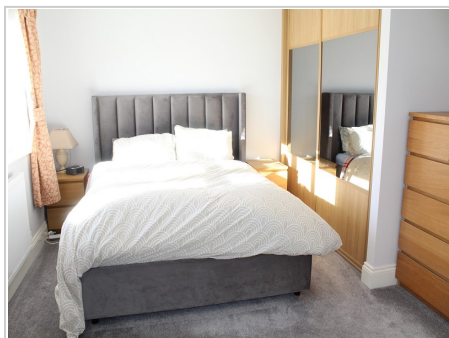


Utility Room (5' 10" x 5' 02") or (1.78m x 1.57m)

With double glazed door to the side, built in cupboard housing the gas central heating boiler, plumbing for automatic washing machine, appliance space, built in units, sink unit with mixer tap, tiled floor, counter top with matching up-stands, double glazed window and extractor fan.

Landing

With double glazed window, central heating radiator and airing cupboard.



Bedroom 1 (13' 05" x 9' 03") or (4.09m x 2.82m)

Plus wardrobe depth (11FT 4). This is a lovely room with double glazed window, central heating radiator, TV aerial connection point and a range of fitted wardrobe with mirror fronted doors.



En - Suite Shower Room

With white three piece suite comprising: tiled shower enclosure, low level WC, wash hand basin, complementary tiling to the walls and floor, shaver point, double glazed window and central heating radiator.



Bedroom 2 (11' 02" Max x 10' 07") or (3.40m Max x 3.23m)

With double glazed window to the rear elevation and central heating radiator.

Bedroom 3 (10' 07" x 8' 0") or (3.23m x 2.44m)

With double glazed window to the front elevation and central heating radiator.



Bedroom 4 (10' 01" x 8' 09") or (3.07m x 2.67m)

With central heating radiator and double glazed window to the front elevation.



Bathroom

With white three piece suite comprising panel bath with mixer shower attachment, pedestal wash hand basin, low level WC, complementary tiling to the walls and floor, heated towel rail, extractor fan, double glazed window and ceiling spot lights.

Garage (16' 0" x 8' 06") or (4.88m x 2.59m)

With light and power and up and over door.



Outside

To the front of the property there is a driveway which provides off road car parking and access to the single garage. To the rear of the property there is a paved seating area, lawn with mature shrubs, wooden fencing, external tap and light.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May 7 days a week. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure. Would potential purchasers please note that there is an annual service charge of £136.67.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:84

Tenure

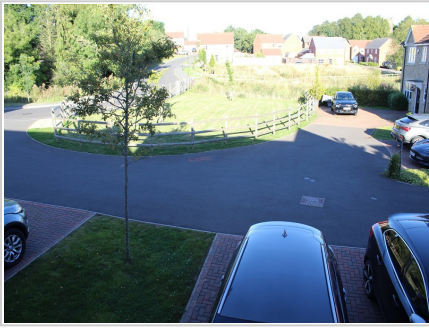
We are informed that the tenure is Freehold

Council Tax


Band D

Directions

For Satellite Navigation the Post Code is DE55 6NA



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	84	
(69-80) C		
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.