



---

106 Old Coppice Side  
Heanor  
Derbyshire  
DE75 7DJ

Price  
£550,000

---

- No Upward Chain
- Rarity on the market
- Backing onto Shipley Country Park
- Tastefully presented throughout
- Beautiful landscaped gardens
- Versatile living accommodation
- Brick built summerhouse
- Large garage and extensive driveway
- Impressive home office above garage
- Viewing Essential

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

This is a fabulous and rare opportunity to acquire a truly characterful home on an impressive, mature, well-established plot measuring approximately 1/4 of an acre. A true feature of this sale is the property's location which backs onto the beautiful Shipley Country Park, which offers some delightful woodland and lakeside walks.

The property is of attractive double fronted appearance constructed of brick beneath a pitched tiled roof with the main elevation revealed by sealed unit double glazed sash windows. Internally, the property comprises, spacious entrance hall, sitting room with feature fireplace, separate dining room, spacious conservatory overlooking the garden, breakfast kitchen with a small snug off, utility area and shower room. The rear hallway gives access to the garden. To the first floor off the semi-galleried landing access is gained to four spacious bedrooms, box room/study and bathroom.

The property is set back behind attractive walled boundary incorporating two large borders containing plants and shrubs, a blocked paved driveway provides ample off-road parking and sweeps around to a large separate detached double garage with remote controlled door and most useful home office above. This is accessed via an external wrought iron staircase.

The approximate 1/4 acre plot is a true compliment to the internal accommodation and features some large lawn expanses, mixed hedging, further well-stocked borders, mature trees and stylish landscaped private entertaining area with shaped block paved terrace, further plants and shrubs and an impressive brick and slate outdoor summerhouse.

## LOCATION

The property's location is on the outskirts of Heanor, which is a popular town offering an excellent range of amenities, shops and facilities. There is also good schooling at all levels within the town. The location also provides easy access to Derby, Nottingham and Ilkeston. It also boasts a leisure centre, nearby golf course include Morley Hayes and Horsley Lodge. As previously mentioned, the property is on the doorstep to the beautiful Shipley Country Park.

## ACCOMMODATION - ON THE GROUND FLOOR

Panel and glazed entrance door with fanlight over providing access to:

### SPACIOUS ENTRANCE HALL

Radiator, coved cornice, stripped panel door to:





#### SITTING ROOM

3.99m x 3.7m (13'1" x 12'1")

Beautiful feature fireplace incorporating decorative wooden surround, cast iron interior with decorative tiled slips and open fire grate, radiator, coved cornice, picture rail and ceiling rose, sealed unit double glazed sash window to front.

#### DINING ROOM

3.81m x 3.19m (12'5" x 10'5")

Fireplace recess ideal for an electric fire, radiator, painted wooden floorboards, coved cornice with centre rose to ceiling, fitted shelving.

#### BREAKFAST KITCHEN

5.27m x 3.72m (17'3" x 12'2")

A light and airy room courtesy of the sealed unit double glazed windows to both side and rear, composite stone/beechn woodworktops with tiled surrounds, inset sink unit with mixer tap, shaker style base cupboard and drawers, complementary wall mounted cupboards, chimney breast housing the Range cooker, space for fridge freezer and dishwasher, wall mounted gas fired boiler, feature quarry tiled flooring, door to rear hall and further door to:

#### SNUG

4.02m x 1.72m max (13'2" x 5'7" max)

Radiator, fitted shelving and cupboards, sash window to side, door to:

#### UTILITY ROOM

Spaces suitable for tumble dryer and automatic washing machine, cupboards, door to:

#### SHOWER ROOM

Comprising, low flush w.c., pedestal wash hand basin, shower cubicle with integrated shower, radiator, sealed unit double glazed sash window to rear.

#### REAR HALLWAY

Quarry tiled flooring, fitted shoe storage, sealed unit double glazed sash window to rear, bespoke wooden door to garden and internal panel door to:



#### CONSERVATORY

3.86m x 3.48m (12'7" x 11'5")

Timber framed construction with extensive views over the garden and access via french doors, radiator.

#### ON THE FIRST FLOOR - FEATURE SEMI-GALLERIED LANDIN

Polished wooden balustrade, radiator, Minstral's Gallery and sealed unit double glazed sash window to side and door to:

#### BEDROOM ONE

4m x 3.62m (13'1" x 11'10")

Oak fronted fitted wardrobes, radiator, sealed unit double glazed sash window to front.

#### BEDROOM TWO

4.01m x 3.37m (13'1" x 11'0")

Radiator, sealed unit double glazed sash window to front.

#### BEDROOM THREE

3.48m x 3.17m (11'5" x 10'4")

Radiator, sealed unit double glazed sash window to rear.

#### BEDROOM FOUR

3.7m x 2.03m (12'1" x 6'7")

Feature cast iron fireplace, radiator, sealed unit double glazed sash window to rear.

#### BOX ROOM/STUDY

2.17m x 1.26m (7'1" x 4'1")

Fitted desk, radiator, sealed unit double glazed sash window to front.

#### BATHROOM

Mainly tiled with a white suite comprising, low flush w.c., vanity unit wash hand basin, panel bath with electric shower over, radiator, sealed unit double glazed sash window to rear.



#### OUTSIDE & GARDENS

The property is set back off Old Coppice Side on an unmade but adopted road, behind a stone topped brick wall incorporating two well stocked herbaceous borders, blocked paved driveway providing ample car standing and access to the:

#### DETACHED DOUBLE GARAGE

6.03m x 6.02m (19'9" x 19'9")

Electric door, power, lighting. Please note above the garage leads to the:

#### HOME OFFICE

5.93m x 3.51m (19'5" x 11'6")

Situated above the garage and access via wrought iron stairs. The office has power, lighting, electric heating and air-con, two velux windows to front elevation and two dormers to rear.

The main gardens are to the side and rear of the property incorporating extensive lawn bounded by mixed hedging, mature trees and well-stocked herbaceous borders. There is a feature landscaped section ideal for entertaining with a large block paved terrace, again complemented by well stocked borders featuring a brick and slate summerhouse.

#### PLANNING CONSENT

The current owners obtained outline planning consent in 2015 for the construction of a detached three to four bedroom property on the side garden, to the right of the property under reference AVA/2014/1043 - this was not implemented.

#### COUNCIL TAX BAND

Amber Valley - E.

#### DIRECTIONAL NOTE

From Derby proceed north out of town along Mansfield Road, through Chester Green, over the railway bridge and out of town past Oakwood and through Morley. Proceed through Smalley Village, drop down the hill into Heanor along the A608 and eventually turn right onto Thorpes Road and left onto Lockton Avenue, right into Old Coppice Side, where the property will eventually be located towards the bottom of the hill on the right hand side. Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).

**ASHBOURNE**

8 Market Place  
Ashbourne  
Derbyshire  
DE6 1ES

T: 01335 345460

E: ashbourne@scargillmann.co.uk

**BURTON UPON TRENT**

Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT

T: 01283 548194

E: burton@scargillmann.co.uk

**DERBY**

4 St James's Street  
Derby  
DE1 1RL

T: 01332 207720

E: enquiries@scargillmann.co.uk

**MATLOCK**

3 Parkside  
Olde English Road, Off Dale Road  
Matlock  
DE4 3SX

T: 01629 584591

E: matlock@scargillmann.co.uk

**DERBY LETTINGS**

4 St James's Street  
Derby  
DE1 1RL

T: 01332 206620

E: lettings@scargillmann.co.uk

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)



106 Old Coppice Side, Heanor, DE75 7DJ

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	