

# Fletcher & Company

18 Cowlshaw Close, Shardlow, Derby, DE72 2GS

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Offers Around £385,000

Freehold

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- Extended Detached Bungalow
- Cul-de-sac Location
- Spacious Lounge
- Fitted Kitchen/Dining Room
- Three Double Bedrooms
- Fitted Bathroom
- South-Facing Private Gardens
- Large Driveway
- Double Garage
- No Chain Involved







## Summary

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Highly appealing, three double bedroom detached bungalow with south-facing garden and double garage, located in this popular cul-de-sac location within Shardlow.

The gas central heated and double glazed living accommodation offers entrance hall, spacious lounge, fitted kitchen/dining room, three double bedrooms and fitted four-piece bathroom.

A private south-facing enclosed rear garden. Large driveway leading to a brick double garage.

# F&C

## The Location

Shardlow is a beautiful village location famous for its location on the Trent and Mersey Canal offering delightful scenery and walks.

Shardlow is also well positioned to take advantage of the major road networks of the A50, M42, M1 and M6. East Midlands Parkway rail station is only 3 miles away which is 90 mins to London, 20 Mins to Nottingham and 20 mins to Leicester. East Midlands Airport and Birmingham International Airport are close at hand.

## Accommodation

### Storm Arched Porch

With quarry tiled floor and double glazed door giving access to entrance hall.

### Entrance Hall (L-Shaped)

11'8" x 8'5" x 8'6" x 2'10" (3.58 x 2.58 x 2.61 x 0.88)

With radiator, built-in cupboard housing the Baxi boiler and access to roof space.



### Lounge

17'1" x 16'10" (5.21 x 5.15)

With fireplace, two radiators, coving to ceiling, open archway, double glazed sliding doors leading to private garden and internal glazed door.



### **Kitchen/Dining Room**

14'4" x 12'5" (4.39 x 3.80)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring Neff hob with Neff extractor hood over, radiator, plumbing for automatic washing machine and dishwasher, radiator, double glazed window, half glazed internal door and double glazed side access door giving access to lean-to.



### **Lean-To**

With front and side double glazed doors, double glazed window and integral door giving access to the double garage.



### Double Bedroom One

13'6" x 10'11" (4.14 x 3.33)

With radiator, coving to ceiling, double glazed window overlooking private rear garden and internal panelled door.



### Double Bedroom Two

10'2" x 9'6" (3.12 x 2.92)

With radiator, coving to ceiling, double glazed window overlooking private rear garden and internal panelled door.



### Double Bedroom Three

11'0" x 10'10" (3.37 x 3.32)

With radiator, coving to ceiling, wardrobes, double glazed bow window to front with deep windowsill and internal panelled door.



## Bathroom

7'9" x 7'2" (2.37 x 2.19)

With bath, pedestal wash handbasin, bidet, low level WC, separate shower cubicle with shower, heated towel rail/radiator, tiled splash-backs, double glazed obscure window and internal panelled door.





### Private Garden

To the rear of the property is a private enclosed rear garden enjoying a southerly aspect and greenhouse.



### Driveway

A large tarmac driveway provides car standing spaces for approximately four vehicles.

**Double Garage**

16'3" x 16'2" (4.97 x 4.94)

With concrete floor, power, lighting, side personnel door,  
gas meter and up and over metal front door.



**Council Tax Band - E**

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Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	