



2 Mill Green

The Wharf, Shardlow, DE72 2WE

Offers Over £250,000



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Location

The small village of Shardlow is situated within picturesque surroundings and offers an abundance of eateries, public houses and amenities that are all within walking distance of the property. The village sits around 6 miles southeast of Derby and 11 miles southwest of Nottingham and is a fantastic location for the commuter due to it's excellent nearby road and public transport links including being upon the 24 hour Skylink bus route. For anyone who enjoys country walks, the village is surrounded by countryside that is easily accessible from the property.

Mill Green is located upon the Wharf and is an attractive lane with a mixture of properties from different periods of Shardlow's history, the lane offers access to the residences upon it, the local village hall and the green spaces and local play area beyond!

Useful information

The property has been lovingly maintained by the current owner for a number of years and has triple glazed uPVC windows throughout. The current owner has also installed sound proofing to ensure total peace and quiet within the property. The gas central heating boiler has been serviced every year since installation.

Frontage

To the front of the property is well maintained driveway parking for two cars. The property is accessed via the wooden front door which has an attractive portico covering.

Entrance Hallway

A well proportioned hallway offering an inbuilt cupboard which is ideal for storage and houses the alarm system, carpeted flooring, access through to the kitchen and double door entrance into the reception space.

Kitchen

9'5 x 8'5 (2.87m x 2.57m)

A modern, white fitted kitchen with a range a wall, base and drawer units with complimenting worktops, electric oven and ceramic hob with extractor over, microwave, inset sink with mixer tap over, window to front aspect offering views of the attractive lane beyond, space and plumbing for white goods, space for fridge/freezer and a handy storage/pantry space.

Reception Space

14'10 x 12 (4.52m x 3.66m)

A versatile space that would make a generous lounge but also offers space for a dining set up if you wish; having carpeted flooring, television point, electric fire, stairs rising to the first floor and sliding patio doorway looking out into the rear garden and offering views of the grade two listed Trent Corn Mill building beyond which is now used as offices.

Landing

Providing access to both bedrooms, bathroom and partly boarded loft which offers ladder and lighting.

Bedroom One

15'3 x 8'1 (4.65m x 2.46m)

A good sized double bedroom with window to rear offering views over to the canal, double fitted wardrobe and carpeted flooring.

Bedroom Two

6'3 x 10'2 (1.91m x 3.10m)

Having window to front aspect with views over the fields beyond the property, carpeted flooring and inbuilt spacious wardrobes.

Bathroom

8'7 x 6'11 (2.62m x 2.11m)

Having bath with shower over, W/C, hand wash basin, heated towel rail and window to front aspect.

Rear

To the rear of the property you will find a fantastic low maintenance, enclosed rear garden. The garden benefits from an abundance of pretty plants and shrubs, ample space for outdoor seating and dining and garden shed.

MONEY LAUNDERING REGULATIONS - MONEY LAUNDERING REGULATIONS -

1. 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.

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 as approximate measurements.

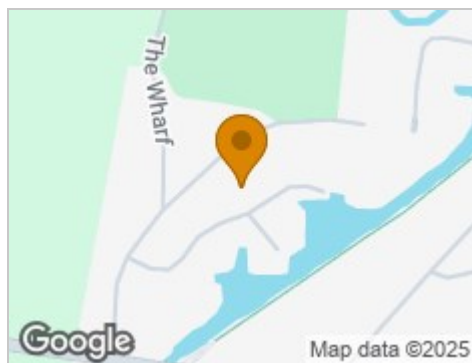
4. Potential buyers are advised to recheck the measurements before committing to any expense.

5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Road Map



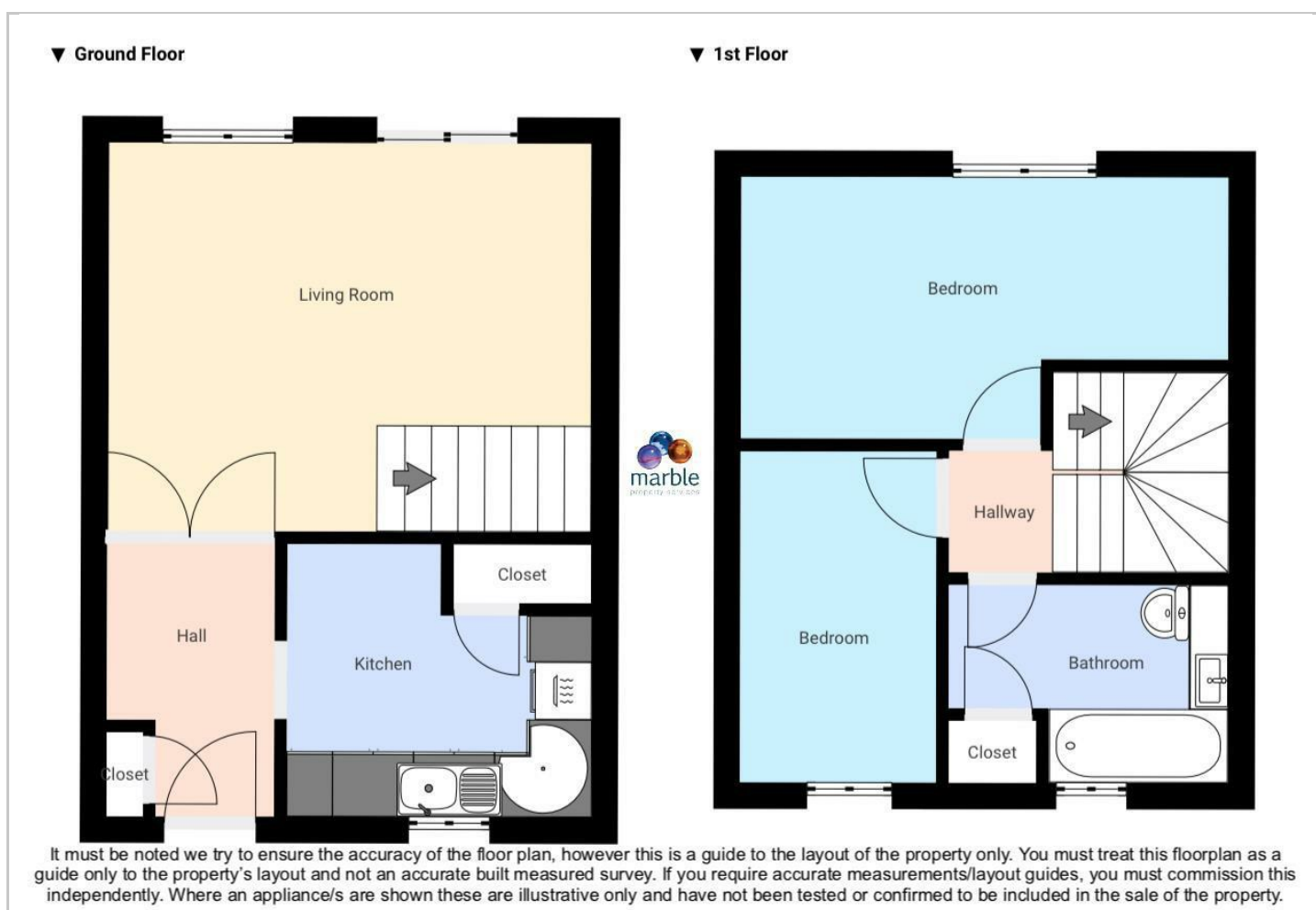
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.