



## 50 Cheal Close, Shardlow, DE72 2DY

**£265,000**

Nestled in the charming area of Cheal Close, Shardlow, this modern townhouse presents an excellent opportunity for families or professionals seeking a comfortable and stylish home. With four well-proportioned bedrooms, this property offers ample space for relaxation and privacy. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in.

This property is perfect for anyone looking to enjoy the benefits of modern living in a tranquil setting. Don't miss the chance to make this lovely townhouse your new home.

### Front Aspect

With a driveway for one vehicle and access to the single garage, pathway leading to the front door with shrubbery boarder.

### Entrance Hallway 6'11" x 20'8" (2.11 x 6.32)

Entrance via composite door, gas central heating radiator, under stairs storage, laminated flooring, stairs rising to first floor

### Downstairs W/C 3'0" x 6'4" (0.93 x 1.95)

With a low level W/C, wall mounted hand wash basin, extractor fan, gas central heating radiator, laminated flooring.

### Bedroom Four / Office 10'3" x 8'3" (3.12 x 2.51)

Offering flexible either as bedroom or home office. With french doors leading out to the rear garden, gas central heating radiator, laminated flooring.

### Utility Room 6'11" x 6'9" (2.11 x 2.06)

With a door leading to the rear garden, plumbing for washing machine and ample space for a tumble dryer, wall mounted Baxi combi boiler, tiled flooring.

### Stairs Leading To First Floor

With a window to the front elevation, gas central heating radiator, stairs rising to second floor

### Lounge 10'3" x 15'5" (3.14 x 4.72)

With a window and french doors with a juliet balcony to the rear elevation, gas central heating radiator, laminated flooring.

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### Kitchen Diner 8'11" x 16'1" (2.72 x 4.91)

With french doors with a juliet balcony to the front elevation. range of eye and base level storage units, Zanussi electric oven, Zanussi four ring gas stove, overhead extractor hood and fan, plumbing for dishwasher, gas central heating radiator, laminated flooring.

### Second Floor

### Bedroom One 8'5" x 13'3" (2.59 x 4.06)

With a window to the rear elevation, gas central heating radiator, fitted wardrobe, carpeted flooring, door leading to;

### En-Suite 3'3" x 8'5" (1.01 x 2.57)

With a fully tiled cubicle housing mains fed shower. Pedestal wash hand basin and low level W/C, chrome heated towel rail, shaver point, extractor fan, tiled flooring.

### Bedroom Two 8'5" x 9'1" (2.58 x 2.77)

With a window to the front elevation, gas central heating radiator, carpeted flooring

### Bedroom Three 4'11" x 10'0" (1.50 x 3.05)

With a window to the rear elevation, built in wardrobes, gas central heating radiator, carpeted flooring.

### Family Bathroom 6'9" x 5'6" (2.06 x 1.69)

With a frosted window to the front elevation, panelled bath, low level W/C, pedestal hand wash basin, gas central heating radiator, tiled walls, tiled flooring.

### Rear Garden

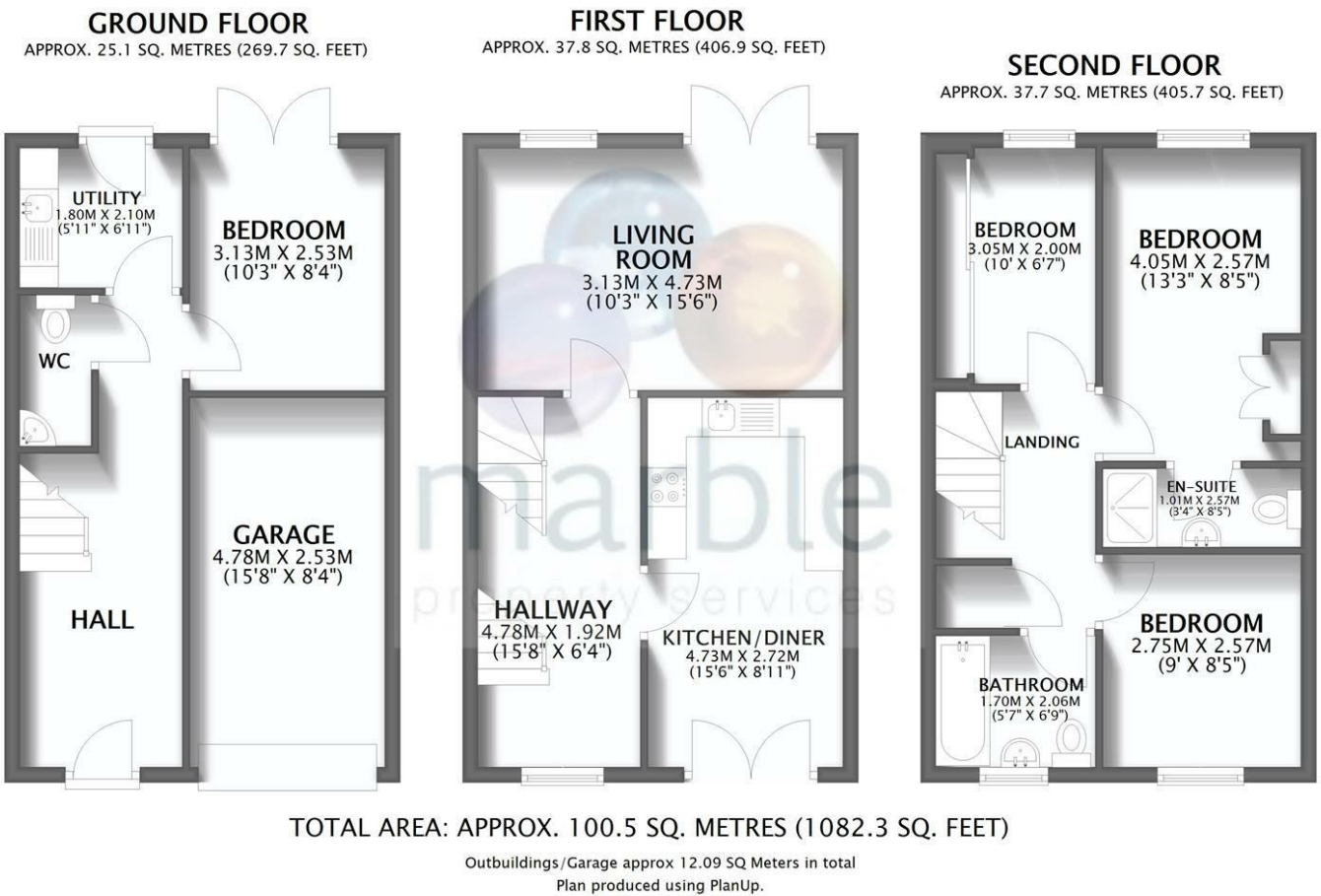
An enclosed south westerly facing garden with paved patio and gravelled borders. Lawn and timber decking area, personal gate to the park.

There is off-road parking to the front of the property, single integral garage with up-and-over door.

### 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.

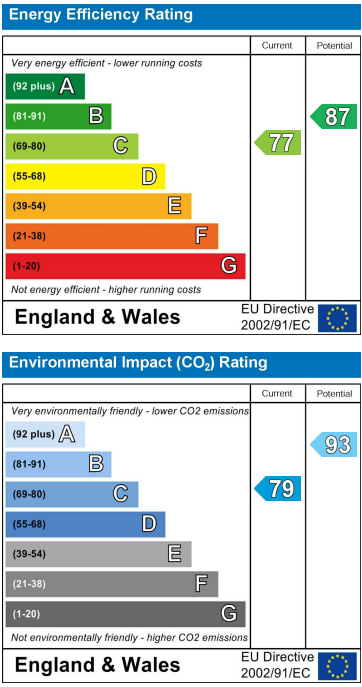
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.