



30 Cheal Close, Derby, DE72 2DY

Offers Over £135,000

New to the market we have this fantastic ground floor, two bedroom apartment in the charming village of Shardlow available for purchase now! This spacious apartment boasts two generously sized double bedrooms and well-appointed reception space that invites natural light, creating a warm and welcoming atmosphere. With allocated parking, you will find the convenience of off-road parking a significant advantage in this picturesque setting.

Shardlow is renowned for its character and charm, offering a delightful blend of scenic canalside walks and a vibrant community spirit. The village is well-served by a 24-hour bus service and excellent road links, making it easy to explore the surrounding areas or commute to nearby towns and cities. In addition to its natural beauty, Shardlow is home to a variety of independent public houses and eateries, providing ample opportunities for socialising and enjoying local cuisine. This property not only offers a comfortable, modern living space but also the chance to immerse yourself in a community rich in history and charm.

PLEASE NOTE

NEW PHOTOGRAPHY COMING SOON

Entrance Hall

Accessed via an entrance door with central heating radiator. Intercom telephone for the main entrance door. Good sized storage cupboard and doors leading to:

Reception Space 12'7" x 11'11" (3.84 x 3.63)

A generous reception space, perfect for entertaining! Having central heating radiator and two double glazed windows to the front aspect. Open plan to:

Kitchen and Dining

Fitted with a range of modern base and wall units and offering integrated electric oven with gas hob and hood. One and half bowl sink and drainer unit with mixer tap over. Integrated washing machine, dishwasher and fridge freezer.

Master Bedroom 14'7" x 7'11" (4.44 x 2.41)

A good sized double bedroom offering a central heating radiator, wardrobe space and double glazed window.

Bedroom Two 10'1" x 7'11" (3.07 x 2.41)

Having a central heating radiator and double glazed window.

Bathroom

Fitted with a modern white three piece suite comprising panelled bath with shower over and fitted shower screen. Pedestal wash hand basin and WC. Tiled splash backs and flooring. Extractor vent. Central heating radiator and ceiling spot lights.

Outside and Parking

There is an allocated parking space for this property in the communal car park. The property also has communal lawned grounds and there is an open green field space with a child's play area.

MONEY LAUNDERING REGULATIONS -

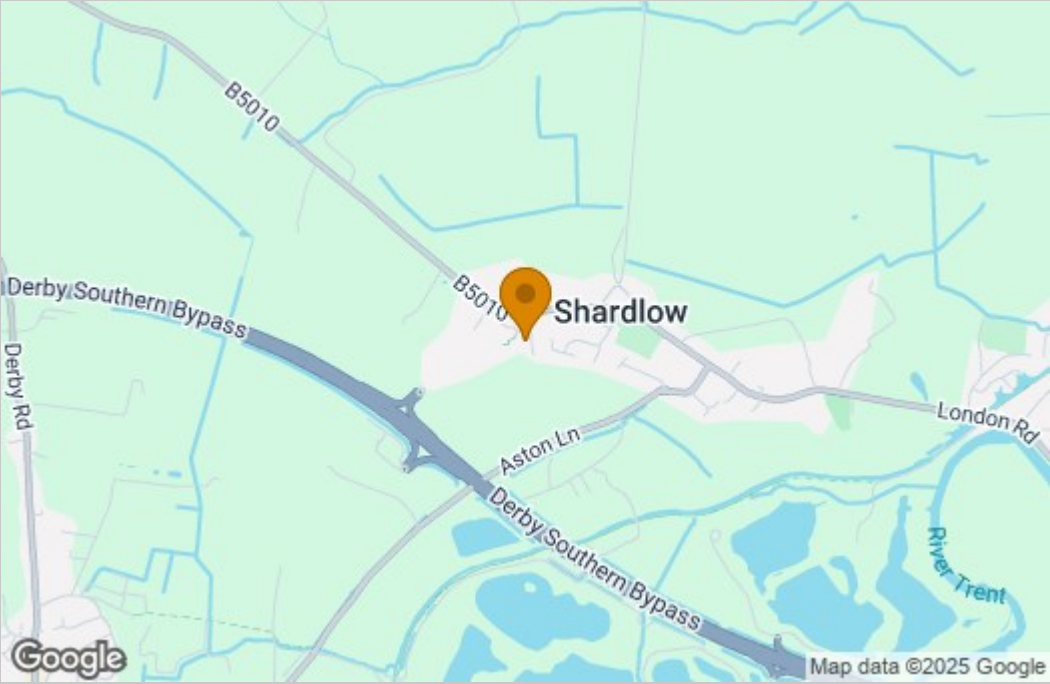
1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are 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.

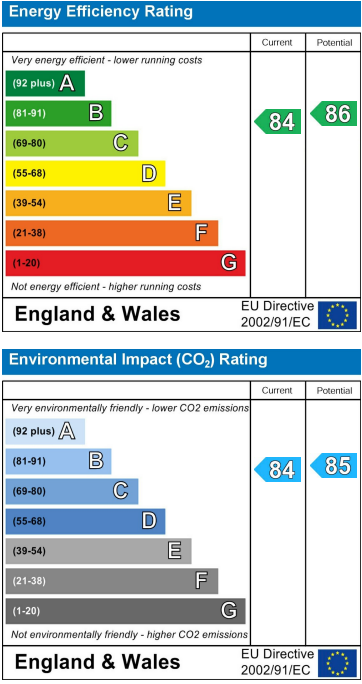
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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.