



London Road,
Shardlow, Derbyshire
DE72 2GR

£495,000 Freehold



THIS IS A SPACIOUS, EXTENDED PROPERTY WHICH PROVIDES HIGHLY APPOINTED FOUR DOUBLE BEDROOM ACCOMMODATION, A SEPARATE ONE BEDROOM ANNEX AND A DETACHED BRICK GARAGE.

Robert Ellis are pleased to be instructed to market this individual home which has been substantially extended to the side and rear and now provides highly appointed accommodation which we are sure will appeal to buyers who are looking for a spacious property in this semi rural location, which also includes an independent one bedroom annex positioned at the bottom of the garden. For the size of the accommodation in the house, as well as the annex, we recommend that interested parties do take a full inspection so they can see all that is included in this beautiful home for themselves. The property is well placed for easy access to many local towns and villages which include Castle Donington, Borrowash and Long Eaton as well as Derby and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits from having gas central heating and double glazing. The house is entered through a stylish composite front door and includes a reception hall, a large lounge which includes a sitting area and has a feature log burning stove and the living/dining kitchen which has an exclusively fitted kitchen area and double glazed, double opening French doors leading out from the sitting/dining area to the rear garden. To the first floor the landing leads to the four double bedrooms, the main bedroom having a dressing area and en-suite bathroom and there is the main family bathroom which includes a separate shower and bath. Outside there is a Presscrete driveway which provides off road parking for several vehicles, a roller shutter door to the right provides access to a car port/covered area and to the brick detached garage which is positioned to the rear. The brick built annex is positioned at the bottom of the garden and this provides living space and one double bedroom accommodation with an en-suite shower room, there is a covered bar area and the rear garden has a slabbed patio, lawns and is kept private by having fencing to the boundaries.

Shardlow is a lovely village which provides schools for younger children, there are several local pubs and restaurants, a local shop, with further shopping facilities and schools for older children can be found in Castle Donington, Borrowash, Long Eaton, at Pride Park and Derby, there are healthcare and sports facilities within easy reach, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1, A50 and the A42, East Midlands Airport is only a short drive away as is East Midlands Parkway station and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with a stylish composite front door with inset opaque double glazed panel leading to:

Reception Hall

Opaque double glazed etched windows to either side, tiled flooring, stairs with rope hand rail leading to the first floor and oak panelled doors leading to the lounge and living/dining kitchen.

Lounge/Sitting Room

31'2" x 11' to 9'5" approx (9.50m x 3.35m to 2.87m approx)

This large main reception room has a double glazed bow window to the front, log burning stove set in a chimney breast with a Minton surround and hearth, double radiator, double glazed, double opening French doors with fitted shutters leading out to the rear garden and an aerial point and power point for a wall mounted TV.

Living/Dining Kitchen

32' x 12'4" to 9'3" approx (9.75m x 3.76m to 2.82m approx)

The kitchen area within this large open plan living space has grey Shaker style units and quartz work surfaces and includes a 1½ bowl sink and a five ring Bosch induction hob set in a quartz L shaped work surface which extends to a breakfast bar/eating area at one end and has shelving, cupboards, drawers and an integrated dishwasher below, quartz work surface set in a recess which creates a bar area and has an integrated fridge and freezer below, tiling to the walls by the work surface areas, double Bosch eye level oven with cupboards above and below and a fitted shelved unit to one side which also includes a wine/bottle rack and double cupboard below, fitted shelving to one wall and an original fitted road sign, ceramic tiled flooring which extends across the whole of this open plan living area, recessed lighting to the ceiling, double glazed window to the front, built-in understairs storage cupboard with tiled flooring and in the living area there is an aerial point and power points for a wall mounted TV, radiator, double opening, double glazed French doors leading out to the rear garden and a feature mirrored panel with wooden shutters to one wall.

First Floor Landing

The balustrade continues from the stairs onto the landing, oak panelled doors leading to the bedrooms and bathroom and hatch with a ladder leading to the part boarded loft which has lighting and power points.

Bedroom 1

18' max x 17'4" approx (5.49m max x 5.28m approx)

The main bedroom has two double glazed windows to the front, radiator, range of built-in wardrobes with there being further wardrobes in the dressing area.

En-Suite

There is an en-suite bathroom and dressing area off the main bedroom with the bathroom having a stand alone bath with a mixer tap and hand held shower, pedestal wash hand basin and low flush w.c., feature radiator with chrome heated towel rails, recessed lighting to the ceiling and half tiled walls.

Bedroom 2

12'3" x 10'3" approx (3.73m x 3.12m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

14'2" x 8'6" approx (4.32m x 2.59m approx)

Double glazed window to the rear, radiator and an aerial point and power points for a wall mounted TV.

Bedroom 4

12'2" x 8' approx (3.71m x 2.44m approx)

Double glazed window to the front, radiator in a housing and a range of built-in wardrobes.

Bathroom

The main bathroom has half tiled walls and a white suite including a bath with central mixer tap and hand held shower, separate shower with electric Triton shower, tiling to two walls and a sliding glazed door with protective screens, hand basin with two drawers under, low flush w.c. with a concealed cistern, pine flooring, opaque double glazed window and feature ladder towel radiator.

Car Port

27'7" x 9'8" max approx (8.41m x 2.95m max approx)

The car port has an electrically operated roller door to the front, pillars to the side and this area is excellent for storage and lighting and power points are provided within the car port/covered area.

Garage

15'6" x 12'9" approx (4.72m x 3.89m approx)

The brick built garage is positioned at the rear of the property and has a pitched tiled roof, electric roller door to the front, storage in the roof space and power points and lighting are provided and at the rear there is a store room area (7'3" x 3'6") with panelling to the walls and a light.

Utility Room

8'5" x 7'5" approx (2.57m x 2.26m approx)

The utility room is positioned at the rear of the garage and this has a work surface with space and plumbing below for two automatic washing machines and a tumble dryer, space for a large stand alone fridge/freezer, tiled flooring, opaque double glazed window and half double glazed door leading out to the garden and power points and lighting are provided.

Annex

At the bottom of the garden is a purpose built one double bedroom annex which provides ideal accommodation for an elderly family member or guest. To either side of the annex there are gates which provide access to a storage area at the rear.

Living Kitchen

19'9" to 12'3" x 12'3" to 8'6" (6.02m to 3.73m x 3.73m to 2.59m)

The kitchen area within this open plan living space has a stainless steel sink with a mixer tap and four ring hob set in a work surface which extends to three sides and an eating area at one end and has cupboards, drawers, oven and space for a fridge below, hood and back plate to the cooking area, double glazed window to the front and an upright shelved pantry cupboard.

Within the lounge/seating area there is a double glazed window to the front, UPVC entrance door with inset double glazed panel, LVT flooring, electric log effect stove with a back plate and hearth and a wall mounted slim line heater.

Bedroom

13'7" x 8'7" approx (4.14m x 2.62m approx)

The double bedroom has a double glazed window to the side and a wall mounted slim line heater and there is a wall mounted electric consumer unit in this area of the annex.

En-Suite Wet Room

The en-suite to the bedroom is fully tiled and has a shower area with a Triton electric shower, tiling to the walls and floor, low flush w.c. and a pedestal wash hand basin with a glazed shelf over, chrome ladder towel radiator, opaque double glazed eye level window and a wall mounted mirror fronted shelved cabinet.

Outside

At the front of the property there is a Presscrete driveway which extends across the front of the house, a lawn with borders to the side, a hedge to the left hand boundary with walls to the front and right hand boundaries and an outside water supply is provided at the front of the house.

There is a slabbed patio with steps leading down to a further patio area and a path which runs along the side of the garage to the annex at the bottom of the garden, the Presscrete driveway leads from the car port to the detached garage positioned at the rear of the house, there is a covered bar/outside seating area and lawns to either side of the path to the annex, a raised bed at the bottom of the garden, there is external lighting, power points and a tap provided and the garden is kept private by having fencing to the side boundaries.

Covered/Bar Area

16'7" x 8'6" approx (5.05m x 2.59m approx)

The covered/bar area is positioned near the rear of the house and this has external lighting and power points provided.

Notes

The waste water and foul are pumped from the annex and utility area to the storage tank which then runs into the main drainage system of the property.

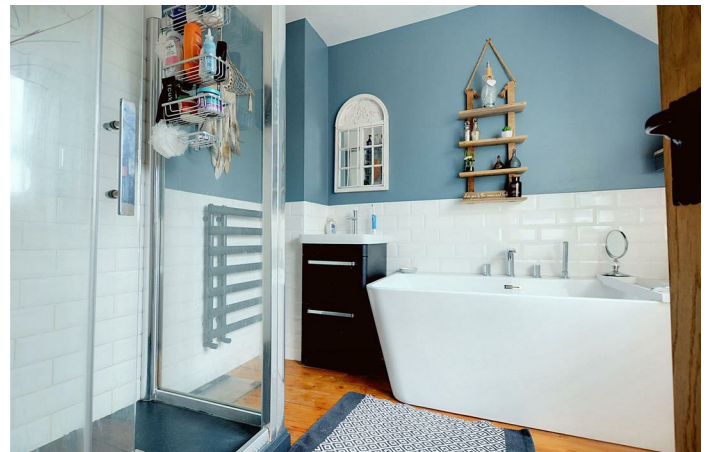
Directions

Drive into Shardlow on London Road and the property can be found on the left hand side as identified by our for sale board.

7900AMMP

Council Tax

South Derbyshire Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.