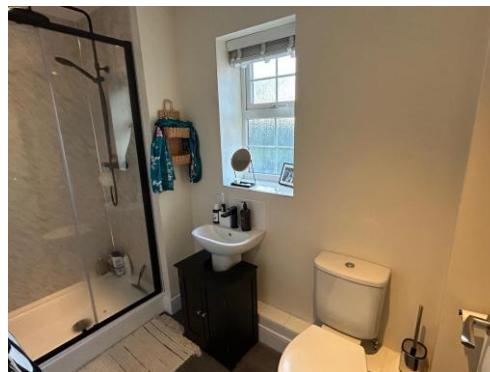




Cheal Close  
Shardlow Derby



## Property Description

A two-bedroom ground floor flat which is ideal for the first time buyer. Found in this lovely village location the property benefits from gas central heating and double glazing and in brief comprises of hall, living/kitchen, two bedrooms, ensuite to master and bathroom. Allocated parking.

The property is on the ground floor of this purpose-built development and the well-proportioned accommodation derives all the benefits of a security alarm system, gas central heating and double glazing.

In brief the property comprises : - Private entrance leading to entrance hall, Open plan living kitchen, two bedrooms - master with ensuite, beautifully appointed bathroom.

Outside there is allocated parking and visitor parking and communal gardens. Alongside this, there is a large playing field to the rear, perfect for families with small children.

## Local Area

Shardlow is a quiet location but is easily accessible to Castle Donington, Derby and outer suburbs, Long Eaton as well as other major cities such as Leicester, Loughborough and Nottingham. One of the main advantages of living in this area is access to excellent transport links which include J24 of the M1, the A50, A42, East Midlands Airport, East Midlands Parkway station and various main roads which provide access to other East and West Midlands towns and cities. There are a range of amenities in Shardlow including public houses, restaurants and a village shop. In addition, there is a canal path linking Shardlow to several beautiful villages, perfect for walkers or cyclists.

## Entrance

Front private entrance door with telephone intercom system for access via the communal door, leading to: -

## Entrance Hall

Having central heating radiator with fitted radiator cover over, carpeted, door off to a good-sized storage cupboard with coat hanging space and housing the Potterton boiler providing domestic hot water and central heating, door leading to:

## Open Plan Living Kitchen

15' 3" x 13' 11" max overall space (4.65m x 4.24m max overall space )

The kitchen area is fitted with a range of matching base and wall units with roll edged laminated work surfaces over, matching upstands, single drainer one and a quarter bowl stainless steel sink unit with chrome mixer tap over, integrated Zanussi electric fan assisted oven, four burner gas hob and extractor hood, stainless steel splashback to the cooking area, integrated space and plumbing for an automatic washing machine, cupboard which houses slimline dishwasher, space for fridge/freezer, tiled flooring, inset spotlights to the ceiling. Carpeted flooring to the lounge area with two central heating radiators, two UPVC double glazed windows to the side giving aspect over the communal gardens.

### **Bedroom One**

10' 6" x 8' 10" ( 3.20m x 2.69m )

Having UPVC double glazed window to the front elevation, central heating radiator, feature panelled wall, carpeted flooring, door off to: -

### **Ensuite Shower Room**

9' 4" x 4' 7" ( 2.84m x 1.40m )

Having double width glazed shower cubicle with a rain head separate shower attachment, UPVC double glazed window to the front elevation, pedestal wash hand basin with a mixer tap over, low level WC, PVC panelled walls to the shower cubicle, ceramic tiled splashbacks, laminate flooring, central heating radiator, inset spotlights and extractor fan to the ceiling.

### **Bedroom Two**

8' 9" x 9' 9" ( 2.67m x 2.97m )

Having UPVC double glazed window to the side elevation, central heating radiator, fitted window blind.

### **Bathroom**

Beautifully fitted with a free-standing bath with a bath/shower mixer attachment over, pedestal wash hand basin with chrome mixer tap and low-level WC, part ceramic tiled walls, feature ceramic tiled flooring, central heating radiator, inset spotlights and extractor to the ceiling.

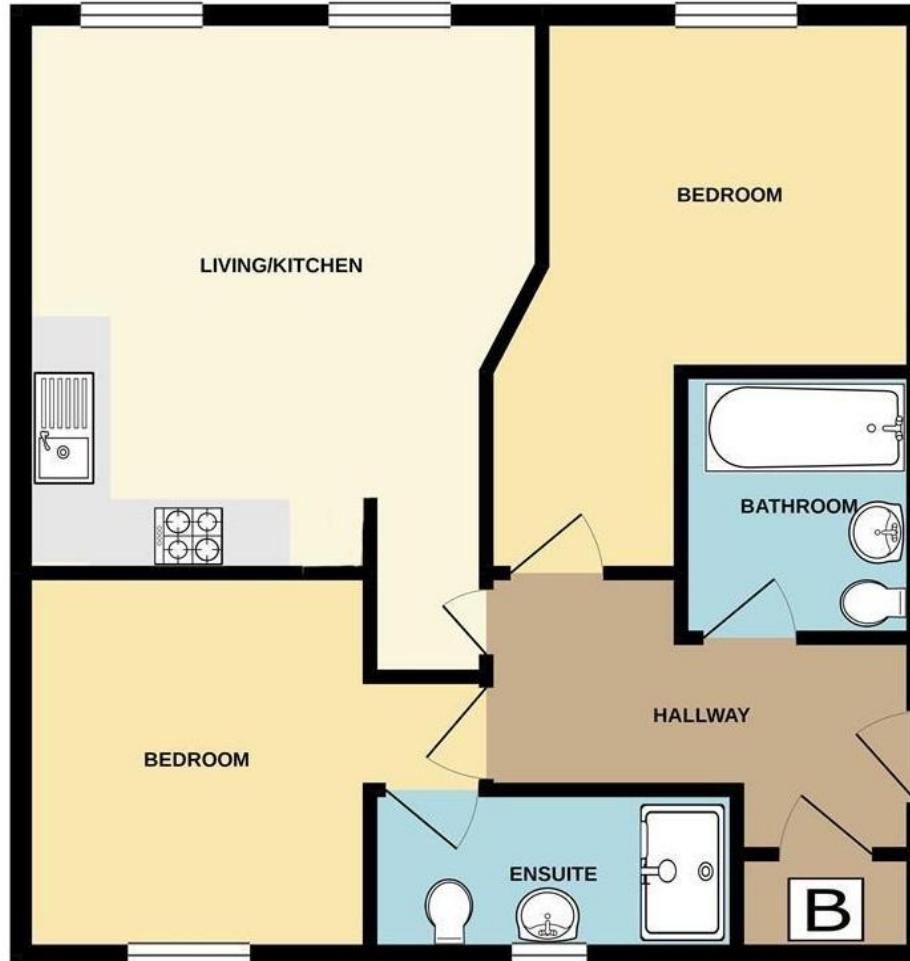
### **Outside**

The property has communal grounds and parking which is easily accessible and identifiable. Alongside this, the property derives the benefit from access to a private recreational park to the rear and well-kept communal gardens.









To view this property please contact Ashley Adams on

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Property Ref: MEL204794 - 0006

Tenure: Leasehold EPC Rating: B Council Tax Band: A Service Charge: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For

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