

Cavendish Court,  
Shardlow, Derby  
DE72 2HJ

**Price Guide £325-350,000**  
**Freehold**





A THREE BEDROOM DETACHED AND EXTENDED HOME SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC WITHIN THE HIGHLY REGARDED VILLAGE OF SHARDLOW, BEING OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this attractive detached property which offers well-proportioned and versatile accommodation, ideal for a range of buyers. The home has been extended, providing generous living space, and benefits from a garage and a private walled rear garden, offering an excellent outdoor area with a good degree of privacy. Positioned within a peaceful cul-de-sac setting, the property is ideally located for local walks, traditional village pubs and enjoys excellent access for commuters.

Offered with no onward chain, this is a fantastic opportunity to secure a home in one of the area's most desirable village locations. An internal viewing is highly recommended to fully appreciate the location and accommodation on offer.

The property is well positioned for all the amenities found at Shardlow, Castle Donington, Long Eaton, Borrowash and Derby where shopping facilities and schools can be found. There are walks in the surrounding picturesque countryside, sports facilities, health care and being located in Shardlow the property is close to excellent transport links which include J24 of the M1 which links to the A50 and the A42, East Midlands Airport, stations at East Midlands Parkway, Derby and Long Eaton and there are various main roads including the A52 which provide good access to all the main cities in the region that include Nottingham, Derby and Leicester as well as Loughborough.





### Entrance Hall

Double glazed door to the front, stairs to the first floor, radiator, doors to the lounge and kitchen.

### Lounge/Diner

20'10 plus bay x 10'4 to 11'11 approx (6.35m plus bay x 3.15m to 3.63m approx)

Double glazed bay window to the front, coving, gas fire with hearth and mantle, open to:

### Sitting Room

10'10 x 9'8 approx (3.30m x 2.95m approx)

Double glazed timber framed double doors and two double glazed timber framed windows to the rear, laminate flooring, radiator and Velux window. Door to:

### Kitchen

22'10 x 7'7 approx (6.96m x 2.31m approx)

Double glazed window to the rear, range of wall, base and drawer units with roll edged work surfaces over, two circular stainless steel sinks, integrated dishwasher and electric oven, four ring gas hob with extractor over, tiled floor with underfloor heating, part tiled walls, door to the garage.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

10'6 x 12'2 max approx (3.20m x 3.71m max approx)

Double glazed window to the front, radiator, spotlights to the ceiling.

### Bedroom 2

10'5 x 10'5 approx (3.18m x 3.18m approx)

Double glazed window to the rear, radiator.

### Bedroom 3

8'4 x 6'6 approx (2.54m x 1.98m approx)

Double glazed window to the front, radiator.

### Shower Room

Double shower cubicle, tiled floor, double glazed window to the rear, vanity wash hand basin, low flush w.c., chrome heated towel rail.

### Garage

6'8 x 19'13 approx (2.03m x 5.79m approx)

Double doors to the front and doors to the kitchen and garden and the boiler is housed in the garage.

### Outside

To the front of the property there is a block paved driveway leading to the garage.

To the rear there is a mature garden, enclosed with a wall, decked area, patio, shrubs and mature plants to the borders.

### Directions

The property is best approached by leaving the A50 at the Shardlow roundabout onto the A6 where Cavendish Court can be found on the right. Turning into the cul-de-sac bear left where the property can be found towards the end of the cul-de-sac on the left hand side.

9049CO

### Council Tax

South Derbyshire Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Superfast 61mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

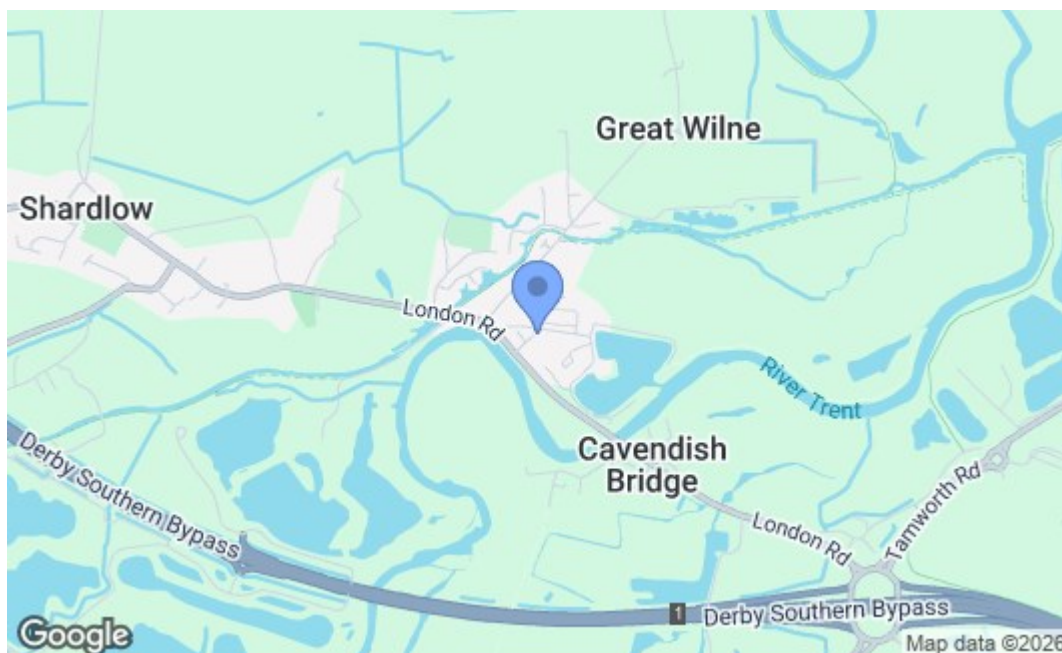
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
|   | 70      | 76        |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
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| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> 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.