



3 Cavendish Court,
Shardlow, Derbyshire
DE72 2HJ

£282,500 Freehold



A THREE BEDROOM DETACHED PROPERTY SITUATED ON A CUL DE SAC IN THE EVER POPULAR VILLAGE OF SHARDLOW.

Robert Ellis are delighted to bring to the market, a property that is ready for a family to put their own mark on it. It has the potential to extend at the side over the garage (subject to necessary planning permission) if you require an extra bedroom. The property is light and airy having a double aspect to the lounge and bedroom 1. Being situated on a cul de sac location and being sold with the benefit of no upward chain, we strongly recommend a viewing to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation, all under a tiled roof and derived modern conveniences of gas central heating and double glazing and briefly comprises: an entrance hall, ground floor W/C, lounge, kitchen, dining room and conservatory. To the first floor there are three good sized bedrooms and family bathroom. Outside there is off the road parking leading to the garage and to the rear of the property there is a privately enclosed rear garden.

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

UPVC front entrance door laminate flooring, telephone point, stairs to first floor landing, radiator and doors to:

Ground Floor w.c.

With low flush WC, sink, tiled walls and splashbacks, UPVC double glazed windows to the front and laminate flooring.

Lounge

17'11" x 10'2" (5.46m x 3.10m)

A full length UPVC double glazed window to the front and rear offering lots of light. Gas fire with Adam style surround, TV point and double glass panelled doors to:

Dining Room

14'9" x 9'1" (4.50m x 2.77m)

Radiator, coving to ceiling, door to under stairs storage cupboard, double glazed window and door to:

Conservatory

14'9" x 12'8" (4.50m x 3.86m)

A brick based conservatory with UPVC double glazed windows and double doors to the rear garden. Tiled floor

Kitchen

11'4" x 9'2" (3.45m x 2.79m)

With wall, base and drawer units in cream high gloss and self closing doors with rolled edge work surfacing, integrated gas hob with extractor hood over, eye level double oven, plumbing for automatic washing machine, one and a half bowl sink and drainer unit splashbacks, laminate flooring, UPVC double glazed window to the front and rear exit door to the garage.

First Floor Landing

UPVC double glazed window to the rear, door to over stairs storage cupboard, access to the loft and doors to bedrooms

Bedroom 1

18'8" x 10'2" (5.69m x 3.10m)

UPVC double glazed window to the front and rear, radiator x 2

Bedroom 2

10'6" x 8'7" (3.20m x 2.62m)

UPVC double glazed windows to the side and rear, radiator

Bedroom 3

8'8" x 7'2" (2.64m x 2.18m)

UPVC double glazed window to the rear, radiator

Bathroom

A three piece suite comprising panelled bath, with electric shower over, low flush WC, pedestal wash hand basin, fully tiled walls and splashbacks. UPVC double glazed window to the front, heated towel rail, laminate flooring.

Garage

19'8" x 10'9" (5.99m x 3.28m)

Up and over door, single glazed window to the rear and rear exit door

Outside

To the front of the property we have off road parking and a very low maintenance front garden which has all been pebble dashed with a small area having mature shrubs, a tree and a pathway leading to the front entrance door. There is side gated access to the rear garden, providing a garden which is mainly laid to lawn having borders with mature shrubs and tree. A path leads through the lawn to the bottom of the garden where there is a shed. Outside tap.

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 as identified by our for sale board
5271AMEC





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(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		55	70
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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