



Cheal Close,  
Shardlow, Derbyshire  
DE72 2DY

**Price Guide £265-275,000**  
**Freehold**





THIS IS A SPACIOUS THREE STOREY PROPERTY WHICH PROVIDES VERSATILE THREE OR FOUR BEDROOM ACCOMMODATION AND OFF ROAD PARKING FOR THREE VEHICLES AND A GARAGE WHICH IS POSITIONED AT THE SIDE OF THE HOUSE.

Robert Ellis are pleased to be instructed to market this large property which offers versatile accommodation arranged on three floors. The property could be used as a three bedroom property with a dining room on the ground floor and the main lounge on the first floor, but this room could easily be used as a four bedroom house on a permanent or temporary basis. For the size and layout of the accommodation and privacy of the sunny rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to the shopping facilities provided by Alvaston, Derby, Borrowwash, Castle Donington and Long Eaton and to excellent transport links, all of which have helped to make this a popular rural location to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives the benefits of having gas central heating and double glazing. Being entered through a stylish composite front door, which has a key-less entry system, the property includes a reception hall with tiled flooring extending into the dining kitchen and there is a ground floor w.c. off the hall, there is a room at the front which is currently a dining room, but could be a sitting room or bedroom and the dining kitchen is situated at the rear and this is exclusively fitted with grey handle-less units, granite work surfaces and integrated appliances and from the kitchen there are French doors leading out to the rear garden. To the first floor the landing leads to the main L shaped lounge and this has double opening, double glazed French doors and a Juliette balcony to the rear, there is a further bedroom on the first floor and the second floor landing leads to two double bedrooms with the master bedroom having an en-suite shower room/w.c. and there is the main bathroom which has a mains flow shower system over the bath. Outside there is an easily managed garden area at the front and this extends down the right hand side of the property where there is a driveway which provides off road parking for at least three vehicles. The rear garden provides several places to sit and enjoy outside living and has a patio, astroturf lawn and a decked area with access into the rear of the garage which has been divided, with the rear section currently used as a garden room/bar and the front as a storage area, but could easily be changed back into a garage.

Shardlow is within easy reach of the shopping facilities provided by Castle Donington, Alvaston, Borrowwash, Long Eaton, Pride Park and there is an Asda at Spondon, there are schools for younger children within the village and excellent schools for older pupils within easy reach, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the transport links include J24 of the M1 which connects to the A50 and A42, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and various main roads which provide good access to Derby, Nottingham, Leicester and other East Midlands towns and cities.



## Porch

Open porch with an outside light leading through a newly installed composite front door which has a diamond inset double glazed panel and a double glazed panel above with a finger-tip keyless entry system.

## Reception Hall

Stairs with balustrade and hand rail leading to the first floor, understairs cupboard, radiator and tiled flooring which leads to the ground floor w.c. and dining kitchen.

## Cloaks/w.c.

Having a white low flush w.c. with a glazed shelf above, corner hand basin with a mixer tap and tiled splashback, radiator, extractor fan, tiled flooring and a mirror fronted cabinet.

## Dining Room/Bedroom 4

13'6" x 7'4" to 7' approx (4.11m x 2.24m to 2.13m approx)

Double glazed window to the front, radiator, laminate flooring and a range of full height fitted cupboards extending along one wall.

## Dining Kitchen

14'1" x 9'5" max approx (4.29m x 2.87m max approx)

The exclusively fitted kitchen has grey soft closing, handle-less units with LED lighting to the plinth below the base units and granite work surfaces which extends to three sides and includes a sink with a mixer tap and Neff induction hob with cupboards, an integrated dishwasher and drawers below, double Zanussi oven with drawers below and a cupboards above, upright integrated fridge/freezer, matching eye level wall cupboards with lighting under and a Glow Worm gas boiler is housed in one of the wall cupboards, hood and back plate to the cooking area, tiling to the walls by the work surfaces, feature vertical radiator, double glazed window with a fitted blind to the rear and double glazed, double opening French doors leading out to the rear garden.

## First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window to the front and a radiator.

## Lounge

16'2" to 9'8" x 14'2" to 7' approx (4.93m to 2.95m x 4.32m to 2.13m approx)

This large room is currently used as the main lounge but could be a bedroom and has double glazed, double opening French doors with a Juliette balcony to the rear and a double glazed window to the rear, laminate flooring and two radiators.

## Bedroom 3

8'10" x 7'3" approx (2.69m x 2.21m approx)

Double glazed window with a fitted blind to the front and a radiator.

## Second Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft and the hot water tank is housed in the airing/storage cupboard.

## Bedroom 1

10'9" x 8'5" approx (3.28m x 2.57m approx)

Double glazed window to the rear, panelling to the wall by the bed position, range of built-in wardrobes with mirror fronted sliding doors and laminate flooring.

## En-Suite

The en-suite to the main bedroom has a large walk-in shower with a mains flow shower system, tiling to three walls and a folding glazed door, pedestal wash hand basin with a tiled splashback and a glazed shelf and mirror fronted cabinet to the wall above, low flush w.c., electric shaver point, radiator, opaque double glazed window, recessed lighting to the ceiling, extractor fan, radiator and LVT style flooring.

## Bedroom 2

14'1" x 8' approx (4.29m x 2.44m approx)

Two double glazed windows to the front, panelling to two walls, laminate flooring, radiator, built-in cupboard with shelving and hanging rail over the bulkhead of the stairs.

## Bathroom

The main bathroom has a white suite including a panelled bath with chrome hand rails, mixer tap and a mains flow shower over with tiling to three walls and a glazed protective screen, pedestal wash hand basin with a mixer tap and tiled splashback with a glazed shelf and double mirror fronted cabinet to the wall above, low flush w.c., radiator with a rail over, two glass shelves to the wall at the end of the bath, recessed lighting to the ceiling, extractor fan and LVT style flooring.

## Outside

At the front of the property there is a path leading to the front door and pebbled areas which extend down the right hand side of the house and next to the drive where there is an established wisteria plant climbing on the side of the house. There is a driveway which provides off road parking for up to three vehicles to the right of the property and this leads to the garage and there is a gate from the drive providing access to the rear garden.

At the rear there is a patio area leading onto an astroturf lawn and at the bottom of the garden there is a raised decked area with a gate and wall to the right hand side which provides access onto the driveway and front of the garage. The rear garden is kept private by having fencing to the left and rear boundaries, there is outside lighting at the rear of the house and next to the personal door to the garage and outside power points are provided.

## Garage

The brick garage is positioned to the right of the property and has access via a side door to the rear garden. The garage has been divided but could easily be changed back into a full size garage if this was preferred by a new owner. At present there is a bar/garden room and storage area at the front.

## Garden Room/Bar

10'10" x 9'2" approx (3.30m x 2.79m approx)

Having a half opaque glazed door leading to the garden, there is a granite bar/surface with cupboards under (this matches the units in the kitchen so could be moved back into the kitchen if preferred) and power points and lighting is provided in this area of the building.

## Storage Area

9'2" x 6'9" approx (2.79m x 2.06m approx)

The front area of the garage is now used for storage and is accessed from the drive with an up and over door to the front.

## Directions

Leave the A50 at the Shardlow roundabout dropping onto the A6. Continue along through the village of Shardlow and take the left turning into Cheal Close. 8777AMMP

## 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 17mbps Superfast 52mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

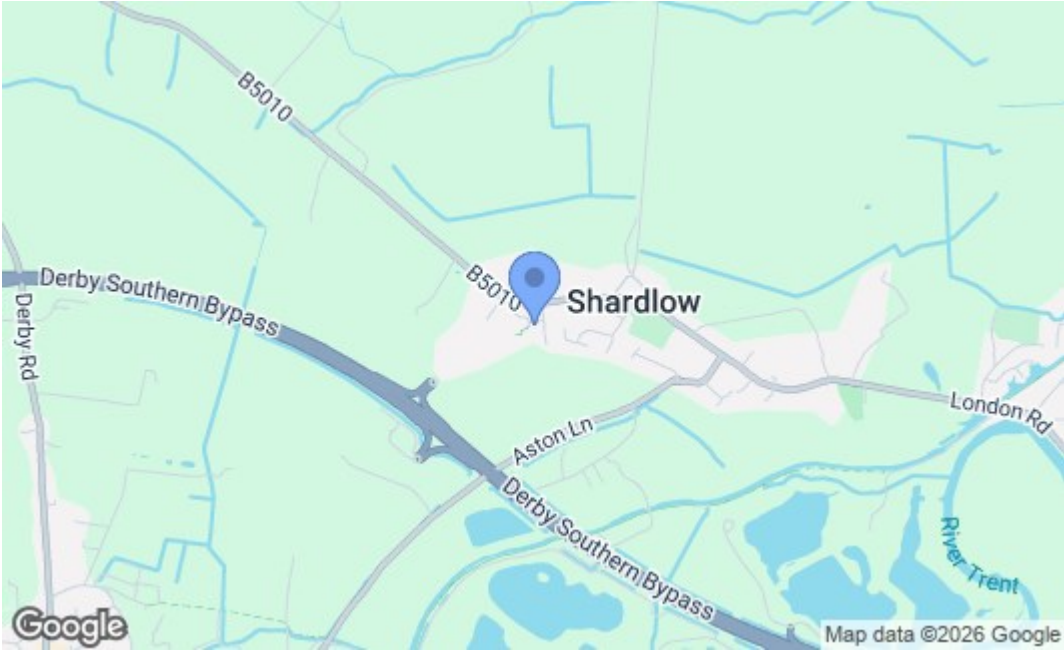
Other Material Issues – No







Whilst every attempt has been made to ensure the accuracy of the floorplans 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                                                       |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.