

London Road

Shardlow, Derby, DE72 2GR

John German






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Offers in the region of £800,000



Beautiful period detached, extended and refurbished to create a truly spectacular family home with the perfect combination of modern convenience alongside classical charm. Tucked away on a 1/3 acre plot with gardens designed by a multi award winning garden designer.

The village of Shardlow sits to the north of the river Trent about 6 miles southeast of Derby and 11 miles southwest of Nottingham next door to the parish of Castle Donington, easy access to the A50/M1/A52, Derby train station and East Midlands airport with a great bus service including the airlink bus. The village has its own Marina on the Trent and Mersey Canal. There are a number of bars and eateries within walking distance as well as Shardlow Primary School.

Entrance to the property is via an arched storm porch leading to the main entrance door with a stained circular window.

The "L" shaped entrance hall features original wood floors, plate rack and matching doors. Oak panelled stairs lead the first floor with an understairs storage cupboard and there is a large cloaks cupboard.

Located off the entrance hall is a ground floor WC comprising low flush WC and wash basin.

To the front is a great study overlooking the front garden, fitted with book shelving, storage cupboards and drawers plus a spacious corner desk.

Also overlooking the front garden is a bay fronted sitting room with a feature original fireplace with wooden surround and tiled back and hearth.

Located to the rear of the property is an impressive dining room with a polished wood floor featuring a polished stone fireplace with a cast-iron log burner. To the side of this is a large original display cabinet with interior lighting, double aspect windows overlook the rear outdoor barbeque area and French doors open out onto the patio. The dining room has an open arch through to the kitchen and glazed double doors that lead to the living room.

The breakfast kitchen is fitted with a full comprehensive range of modern base and eye level units with roll edge worksurfaces, inset one and half bowl sink unit with a mixer tap, tiled splashbacks and a wooden breakfast bar. High quality integrated appliances include an eye level "Miele" combination oven and microwave with a "Neff" warming drawer beneath, stunning range oven with five ring gas hob, brushed aluminium splashback and a co-ordinating extractor hood over. There is space and plumbing for an American style fridge freezer, window to the side, Velux skylights and a tiled floor with under floor heating.

Off the kitchen is an entrance lobby that leads to the utility with an entrance door out to the side and a tiled floor with under floor heating.

The generous sized utility room is fitted with a matching range of larder units, base and eye level units with roll edge worksurfaces, inset stainless steel sink with mixer tap, tiled splashbacks, space and plumbing for washing machine and tumble dryer, tiled floor and a window to the rear. A courtesy door opens to what was formally the double garage which is now used as storage but offers great potential to convert to additional living space and would make a great annex subject to the usual consents.

The main living room is a lovely light space with triple aspect windows to the front and rear, built-in storage and display cabinets plus an original open fire with a period tiled fire surround. Glazed double doors off to the garden room that has large picture windows overlooking the rear garden and French doors that open out to a lovely covered seating area and the garden beyond.

On the first floor landing is a window to the side and doors leading off to the first floor bedrooms and family bathroom. A second set of stairs lead up to the second floor.

Bedroom one is a fantastic size with double aspect windows providing far reaching countryside views and a full range of fitted bedroom furniture. The en-suite is fully tiled and fitted with a four piece suite comprising low flush WC, bidet, vanity wash basin with storage beneath and a panelled bath with shower over and glass screen. There is also a mirror and adjustable shaving mirror, chrome heated towel rail, under floor heating, storage cabinet and window to the rear.

Bedroom two is also located on this floor and is an equally impressive size again with dual aspect windows with great views and a large en suite, this time fitted with a five piece suite comprising low flush WC, pedestal wash basin, bidet, corner bath and a separate shower enclosure. Extensive tiling, chrome heated towel rail, mirror, under floor heating and a window to the side.

Bedroom three is a lovely double room having a bay window overlooking the front garden whilst the final bedroom on this floor is a comfortable single bedroom also overlooking the front garden.

Completing the accommodation on this floor is the fully tiled family bathroom, fitted with a vanity wash basin with built-in cupboard storage, a concealed flush WC and a panelled bath. There is a large walk-in shower, chrome heated towel rail, under floor heating and a window to the side.

On the second floor galleried landing is a Velux skylight giving access to bedroom five and a shower room. The shower room is fitted with a fully tiled shower enclosure, low flush WC and a pedestal wash basin, mirror and wall mounted storage cabinet.

Bedroom five is a lovely double room with a sloping ceiling and a full range of fitted bedroom furniture, velux skylights and a Dormer window with countryside views.

Outside the property is approached along a private shared driveway with double gates opening onto a large gravelled driveway providing extensive parking and turning space as well as access to a brick built double garage with electric door. In front of the property is a charming circular lawn with formal French inspired topiary beds on either side of the main entrance. The garden extends around both sides of the house with the main garden leading off to the left whilst to the right hand side is a sheltered paved seating area with lush ornamental borders and a stunning water feature.

The majority of the main garden is laid to lawn with fabulous well stocked borders full of established shrubs and bushes as well as smaller ornamental trees and larger statement trees, the overall effect is extremely harmonious. The sound of a second water feature provides a relaxing sound track to afternoons spent on the lawn designed with a water fall running down to a pretty pond with a rustic bridge stretching across (the pond is designed to be child safe with hidden cages). The pond can be best enjoyed from a lovely covered seating area accessed off the garden room. To the rear of the property is a sheltered barbeque area this time accessed off the dining room.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05072023

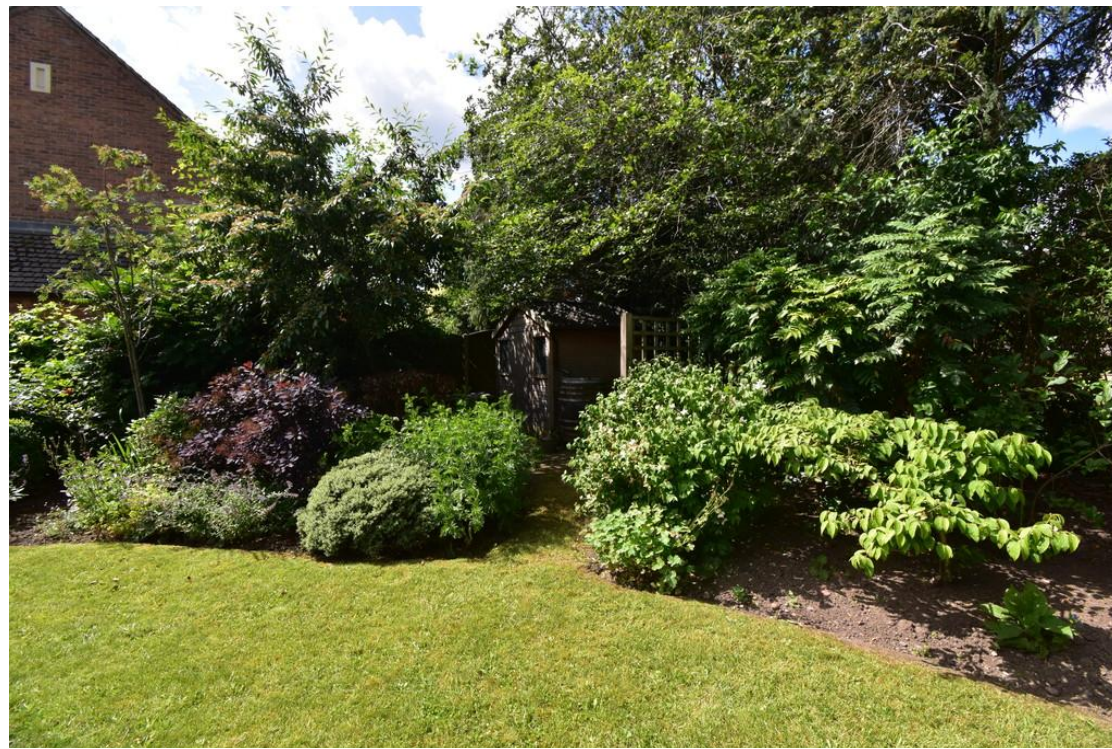
Local Authority/Tax Band: South Derbyshire District Council / Tax Band F













Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3293.69 ft²

305.99 m²

Reduced headroom

43.65 ft²

4.06 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Referral Fees

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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