

Wilne Lane

Shardlow, Derby, DE72 2HA

John 
German





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£525,000

This fabulous and spacious property boasts many highlights including great countryside views and is set on a well-proportioned garden plot with extensive parking and a large detached garage.



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, with 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.

A front entrance door opens into the hallway with a galleried staircase rising to the first floor and doors leading off to the ground floor accommodation.

The main living spaces lie to the rear of the property starting with a spectacular double aspect dining kitchen with high ceilings and exposed beams. There are UPVC double glazed windows overlooking both side aspects whilst two sets of French doors provide access on both sides. The spacious dining area is fitted with a large pine dresser and has French doors stepping out onto a sheltered patio which is the ideal breakfast or barbeque spot. A tiled floor runs through to the kitchen area which is fitted with a comprehensive range of modern base and eye level units as well as a matching island with breakfast bar, roll edge worksurfaces, Belfast sink with solid wood drainer and worktop on either side, integrated dishwasher, integrated fridge freezer, range cooker with extractor hood over, exposed brick feature wall and French doors opening onto the main patio area and garden beyond.

Beyond the kitchen is a lovely family room with patio doors opening onto the garden and a large UPVC double glazed window to the side flooding the room with natural light. This room features a practical quarry tiled floor and a modern log burning stove.

Moving back through the property, the hallway leads off to two double bedrooms and a family bathroom which has been refitted with a stylish suite comprising; concealed flush WC, "P" shaped panelled bath with shower over and glass screen and an oval counter top bowl sink set on a vanity unit with storage beneath.

Completing the ground floor accommodation is a guest bedroom which is a generous double bedroom with a UPVC double glazed window to the front and an en-suite shower room fitted with a modern suite comprising; double shower enclosure, vanity wash hand basin with storage under and a concealed flush WC.

On the first floor there is a sitting room with oak floors and double aspect windows with fitted shutters, providing a third aspect French doors open out on to a truly impressive balcony set on stilts and with open countryside views. The room also has a modern log burning stove.

Also on this floor is a magnificent master bedroom with built-in storage, double aspect windows and a very glamorous ensuite wet room fully tiled with a glass mosaic feature wall, rain shower head, wall mounted bidet, concealed flush WC and a wall mounted circular wash hand basin.

Outside, the property is set back from the road behind a picket fence with a low maintenance front garden with raised beds. Gated access to the side of the property opens onto a cobbled driveway providing extensive off-road parking as well as access to a large detached garage built higher than usual to accommodate a camper van and measuring 4m x 6.6m. The cobbles widen out to form a large courtyard style patio area adjacent to the house whilst lawns run along the side of a high laurel hedge providing plenty of privacy.

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.

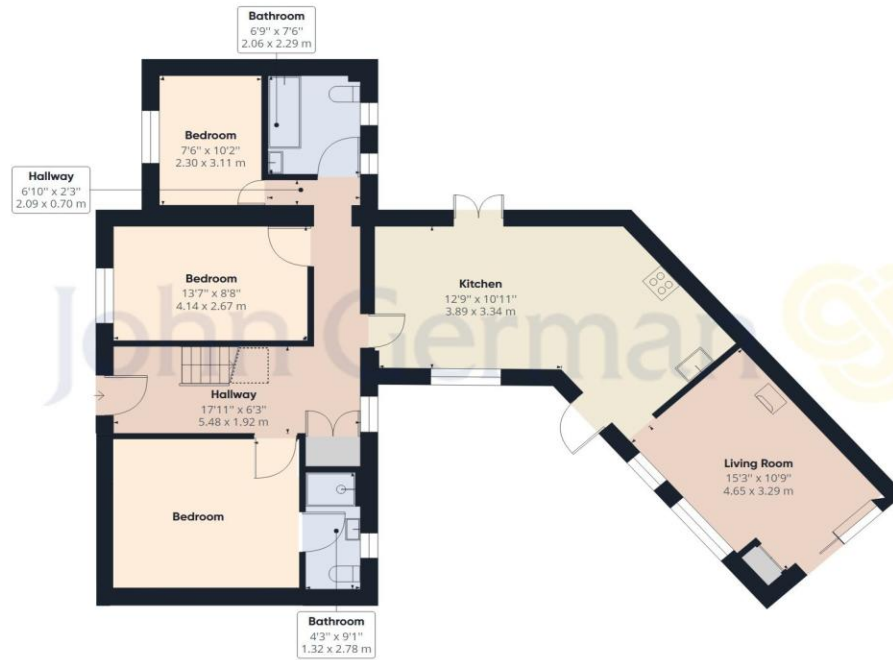
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/030823

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







Ground Floor

Approximate total area⁽¹⁾

1404.87 ft²
130.52 m²

Reduced headroom

21.62 ft²
2.01 m²



Floor 1

(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

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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