

Cowlshaw Close

Shardlow, Derby, DE72 2GS

John 
German






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Offers in excess of £400,000



Lovely family home, highly regarded village location with countryside walks, amenities and excellent transport links. Beautifully presented, well laid out and flexible accommodation including a lovely large main lounge, separate dining room and a bonus study/sitting room with views over the rear garden.

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. It has 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. The property is centrally heated and double glazed throughout.

Entrance to the property is via a front entrance hall with a part glazed entrance door, Karndeian style flooring, stairs to the first floor and doors leading off to the ground floor living accommodation.

The lounge is a lovely sized room with double aspect windows, Karndeian style flooring and contemporary electric fireplace.

The dining room is located on the opposite side of the entrance hall and has access from the hallway and kitchen, a UPVC double glazed window to the front, a Karndeian style floor covering, wall mounted TV point and a central heating radiator.

The breakfast kitchen is fitted with a comprehensive range of base and eye level units with laminate worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, integrated electric double oven and four ring gas hob with pull out extractor hood over, integrated fridge, freezer and dishwasher. Tiled floor and an under stair storage cupboard.

Located off the kitchen is a study/bonus sitting room with uPVC double glazed patio doors opening out onto the garden, entrance door to the side and a courtesy door into the garage.

Completing the ground floor accommodation is a cloaks/WC, fitted with a corner hand wash basin and a low flush WC plus a ceramic tiled floor.

On the first floor a central landing has doors leading off to the bedrooms, bathroom and a large built-in airing cupboard. The master bedroom is fitted with mirrored wardrobes and there are three further nicely proportioned bedrooms with the two rear facing bedrooms benefitting from lovely open views.

The modern shower room has been recently refitted with a double shower enclosure with glass screen, concealed cistern WC and a vanity unit with an inset sink and cupboards underneath.

Outside - The property is set back from the road behind a large tarmac driveway providing extensive off road parking as well as access to the garage. A deep border in front is planted with established evergreen plants providing screening and year round interest and colour. To the right hand side of the property is a large brick built store which provides wonderful storage with access from both the front and rear. To the left hand side is gated access to the rear garden.

The south facing and private rear garden has been professionally landscaped and makes a spectacular space to enjoy with a large Indian sandstone patio, a raised dining area with pergola, shaped level lawn and well stocked surrounding flower beds. There is also an outdoor power socket under the pergola, one by the store room and an outside tap.

The integral garage has power, lighting, space for a tumble dryer and freezer, plumbing for a washing machine and an up and over garage door to the driveway at the front.

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.

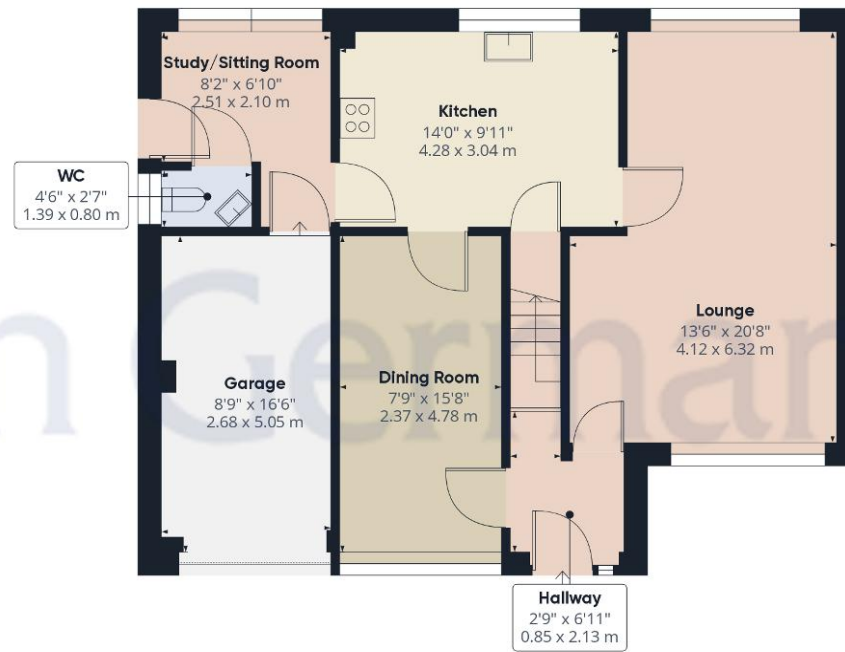
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07112023

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





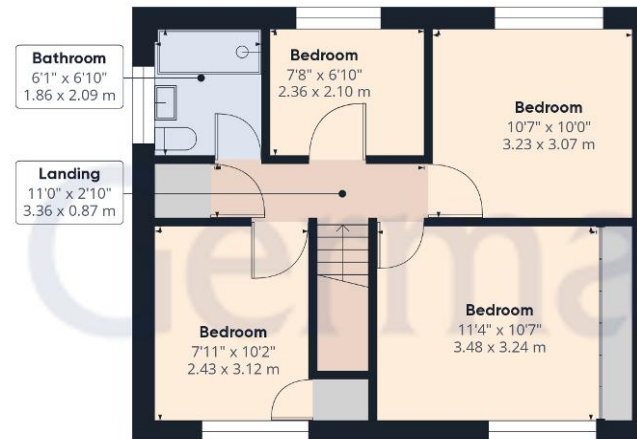


Ground Floor

Approximate total area⁰

1302.39 ft²

121 m²



Floor 1

Excluding balconies and terraces

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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