London Road Shardlow, Derby, DE72 2GP







London Road

Shardlow, Derby, DE72 2GP

£495,000

Fabulous detached family home with a fascinating history, once the village police house, located in the centre of the this highly regarded village with an extremely flexible layout with three bedrooms to the main house and a separate fourth ensuite annex bedroom.

The

"Turn key" property, beautifully refurbished by the current owners and absolutely immaculate throughout. The highly flexible layout comprises entrance porch, large spacious entrance hall, open plan lounge diner, conservatory, refitted breakfast kitchen, rear hallway providing access to the annex, a separate utility room and a WC. On the first floor are three lovely bedrooms and a family bathroom with a full four piece suite. The annex features its own entrance and an en-suite shower room. Outside there is extensive parking a garage with electric door and a fully enclosed private garden.

Walking you through the property starting in the front entrance porch which is a recent addition with uPVC double glazed entrance door and matching windows. A further entrance door leads to an impressive entrance hall with a beautiful real wood floor and stairs rising to the first floor. The front facing dining room is open plan with the living room with coved ceiling, wall lights, two ceiling lights and a fitted carpet. The lounge area also has a lovely feature fireplace with a sleek modem surround with integrated lighting and an inset living flame electric fire (there is a capped off gas point if required). UPVC double glazed French doors lead off the living area into the conservatory. The lovely conservatory has uPVC double glazed windows with fitted blinds, a tinted polycarbonate roof with ceiling light and fan, radiator, fitted carpet and French doors opening onto the rear garden.

The breakfast kitchen has been refitted with a range of base and eye level units with concealed central heating boiler, roll edge worksurfaces, inset one and a quarter sink unit with flexible hose mixer tap, tiled splashbacks, a range of accent lighting, built-in oven and four ring gas hob with extractor hood over, integrated dishwasher and fridge, laminate flooring, window overlooking the rear garden and a door opening into the rear passage. The passage has built-in storage including housing for the separate boiler serving the annex and provides access to the annex, the utility room, WC and to the rear garden. The WC is fitted with a low flush WC and hand was h basin. The utility room could be converted into a kitchenette for the annex if required and features a skylight, a range of base and eye level units, stainless steel sink unit, plumbing for a washing machine and space for fridge freezer. The annex is an "L" shaped room with a its own front access, window to the side and an ensuite shower room fitted with comer shower, low flush WC, and pedestal wash basin.

On the first floor stairs lead to the landing with doors off to two large double bedrooms and a third spacious single bedroom with an over stairs storage cupboard/wardrobe. The family bathroom completes the accommodation and is fitted with a full four piece suite comprising low flush WC, panelled bath, separate shower enclosure and a pedestal wash basin.

Outside, double wrought-iron gates open into a spacious gravelled parking and turn area with off road parking for several vehicles and access to a spacious single garage with an electric up and over door and a storage area to the rear with window and courtesy door to the rear garden. There is a lovely fully enclosed and private rear garden, west facing making the most of the afternoon and evening sun, being mainly laid to lawn with paved and gravelled seating areas, a Mediterranean style herbaceous bed, vegetable plot, summerhouse, timber garden hut, greenhouse and covered outdoor cooking area (gazebo by separate negotiation).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Property construction: Brick. Parking: Drive. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas central heating. (Purchasers are advised to satisfy themselves as to their suitability). Broadband type: Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/ Local Authority/Tax Band: South Derbyshire District Council / Tax Band C Useful Websites: www.gov.uk/government/organisations/environment-agency www.eaststaffs.bc.gov.uk Our Ref: JGA/01022024



















RICS

naea

propertymark

PROTECTED





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.

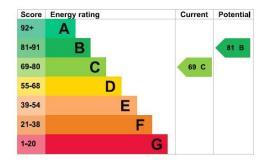
Referral Fees

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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



John German Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB 01332 943818 derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood Burton upon Trent | Derby | East Leake | Lichfield Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



arla

propertymark

PROTECTED





John German 🇐

