

# London Road

Shardlow, Derby, DE72 2GP

John German









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£495,000

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





"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 modern 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 work surfaces, 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 wash 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 its own front access, window to the side and an ensuite shower room fitted with corner 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](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/01022024









Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1363.68 ft<sup>2</sup>

126.69 m<sup>2</sup>

**Reduced headroom**

16.5 ft<sup>2</sup>

1.53 m<sup>2</sup>

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



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