



London Road,  
Shardlow, Derbyshire  
DE72 2GP

**£454,995 Freehold**





A WELL PRESENTED AND SPACIOUS, FOUR BEDROOM DETACHED FAMILY HOME WITH CHARACTER AND PREVIOUSLY THE OLD POLICE STATION WITH AMPLE OFF STREET PARKING, GARAGE AND ENCLOSED REAR GARDEN OVERLOOKING FIELDS.

Robert Ellis are delighted to bring to the market this beautifully presented, spacious and very versatile four bedroom detached family home within this desirable Derbyshire village. The property is constructed of brick with render and boasts a security alarm system, double glazing and gas central heating throughout with ample off street parking for several vehicles, a garage and enclosed South facing rear garden that overlooks fields. Part of this property was once the police station for Shardlow and retains features such as the skylight within the old interview room that is now used as a utility room. An internal viewing is highly recommended to appreciate the property, space and location that is on offer.

In brief, the property comprises an entrance porch and a large entrance hallway with solid wood flooring, a spacious lounge which leads through to the conservatory that overlooks the rear garden, kitchen with integrated appliances and a rear hall that leads to a downstairs W/C, utility room and a fourth bedroom with an en-suite shower room with its own separate entrance and front door from the driveway. To the first floor, the landing leads to three generous bedrooms with two benefitting from fitted wardrobes and a four piece family bathroom suite. To the exterior, the property benefits from ample off street parking for several vehicles and is positioned away from the road via gates, down to dusk security lights. There is access into the brick built garage from the front as well as the rear garden. To the rear, the South facing garden is enclosed, private and overlooks fields. It has a patio area, turf, mature flower beds, a greenhouse, pergola and wooden storage shed.

This property is located in the idyllic and sought after semi-rural Derbyshire village of Shardlow, close to a wide range of local amenities and the local primary school for younger children. There are fantastic transport links nearby including easy access to the M1, A50 and A52 for both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.





### Entrance Porch

uPVC double glazed front door, carpeted flooring.

### Entrance Hallway

Single glazed wooden front door, solid wooden flooring, radiator, painted plaster ceiling, ceiling light.

### Lounge

11'0" x 23'2" (3.35m x 7.06m)

uPVC double glazed window overlooking the front, uPVC double glazed French doors leading to the conservatory, carpeted flooring, electric fire, radiator, painted plaster ceiling, ceiling light.

### Conservatory

12'1" x 7'5" (3.68m x 2.26m)

uPVC double glazed windows and doors overlooking and leading to the rear garden, carpeted flooring, radiator, ceiling fan.

### Kitchen

12'6" x 9'0" (3.81m x 2.74m)

uPVC double glazed window overlooking the rear, laminate flooring, radiator, integrated gas fan oven, gas hob and overhead extractor fan, integrated fridge, integrated dishwasher, painted plaster ceiling, ceiling light and wall mounted boiler (for the main property).

### Rear Hall

uPVC double glazed door leading to the rear garden, carpeted flooring, radiator, painted plaster ceiling, ceiling light and wall mounted boiler (for the annex).

### Utility Room

5'4" x 7'4" (1.63m x 2.24m)

Skylight, tiled flooring, aluminium sink, space for fridge/freezer, ceiling light.

### Downstairs WC

5'5" x 2'2" (1.65m x 0.66m)

uPVC double glazed patterned window overlooking the rear, carpeted flooring, WC, top mounted sink, textured ceiling, ceiling light.

### First Floor Landing

uPVC double glazed window overlooking the side, carpeted flooring, loft access, painted plaster ceiling, ceiling light.

### Bedroom One

12'0" x 10'0" (3.66m x 3.05m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Two

10'4" x 9'8" (3.15m x 2.95m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, ceiling light with fan.

### Bedroom Three

8'8" x 6'6" (2.64m x 1.98m)

uPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

6'4" x 7'6" (1.93m x 2.29m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, single enclosed shower unit, bath, radiator, WC, pedestal sink, painted plaster ceiling, ceiling light

### Separate Annex

Having its own separate access with a front door leading into:

### Bedroom Four

10'0" x 16'3" (3.05m x 4.95m)

uPVC double glazed windows overlooking the front and side, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

### En-Suite Shower Room

5'6" x 5'5" (1.68m x 1.65m)

uPVC double glazed patterned window overlooking the side, tiled flooring, single enclosed shower unit, WC, pedestal sink, radiator, painted plaster ceiling, spotlights.

### Outside

To the exterior, the property benefits from ample off street parking for several vehicles and is positioned away from the road via gates. There is access into the brick built garage from the front as well as the rear garden. To the rear, the South facing garden is enclosed, private and overlooks fields. It has a patio area, turf, mature flower beds, a greenhouse, gazebo, summerhouse and wooden storage shed.

### Directions

Drive into Shardlow on London Road and the property can be found on the left hand side as identified by our for sale board.  
8201RS

### Council Tax

South Derbyshire Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

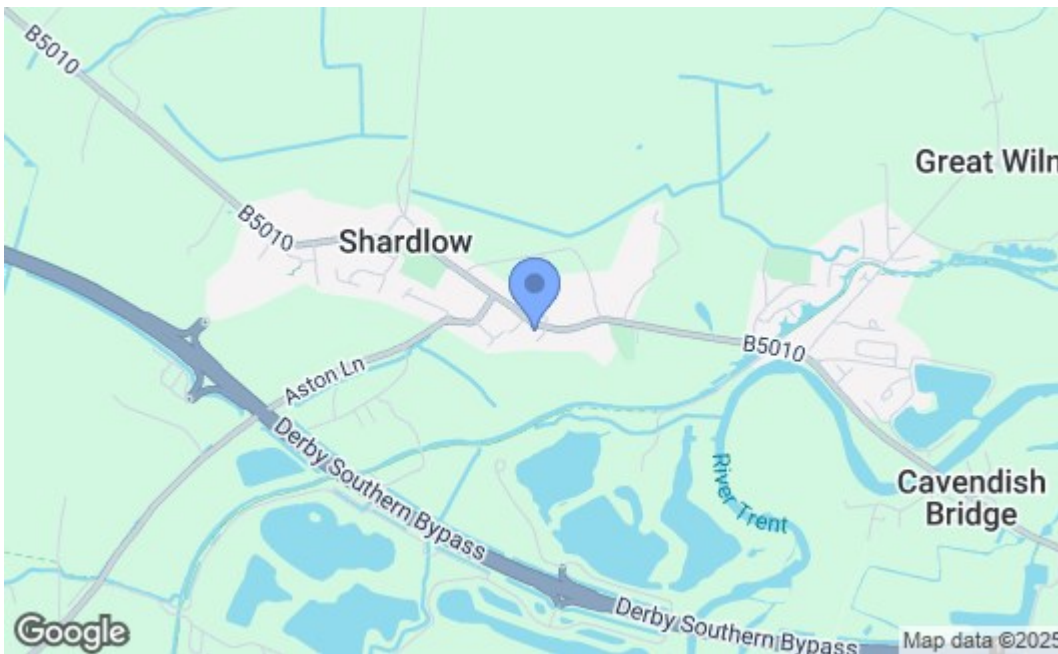
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.