

# Robert Ellis

*look no further...*



Cheal Close,  
Shardlow, Derbyshire  
DE72 2DY

**O/I/E £255,000 Freehold**

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@robertellisea





A THREE/FOUR BEDROOM MID PROPERTY OFFERING SPACIOUS ACCOMMODATION OVER THREE FLOORS.

Robert Ellis are delighted to offer to the market this beautifully presented town house situated in the canal-side village of Shardlow. This home on Cheal Close offers a fantastic opportunity to enjoy a blend of village charm and modern convenience. Set within a desirable residential area, this versatile home is perfect for families, professionals and provides great space as it is set over three levels.

The property offers over 1100 sqft and the internal accommodation briefly comprises of an entrance hall, ground floor w.c., kitchen diner and a reception room that could also be utilised as a fourth bedroom or office. To the first floor, there is a spacious 'L' shaped lounge and a bedroom with stairs leading to the second floor. To the second floor the master bedroom benefits from an en-suite and a there is a further bedroom and a three piece family bathroom.

Located in the sought after semi-rural village of Shardlow, surrounded by fields however benefitting from fantastic transport and road links to nearby shops. There are nearby schools in the area and lovely village pubs. Major road links nearby include the M1, A50 and A52 with East Midlands Airport and local train stations being just a short drive away.



### Entrance Hall

Composite door to the front, stairs to the first floor, hardwood flooring, radiator and undestairs storage cupboard. Doors to:

### Ground Floor w.c.

Wash hand basin, radiator, low flush w.c. and extractor fan.

### Sitting Room/Bedroom

15'9 into wardrobes x 7'9 approx (4.80m into wardrobes x 2.36m approx)

Double glazed window to the front, radiator and fitted wardrobes.

### Kitchen

14'6 x 9'10 approx (4.42m x 3.00m approx)

Double glazed window and French doors to the rear, range of matching wall and base units with work surfaces over, inset sink and drainer, integrated dishwasher, space for a fridge freezer, integrated electric oven with four ring gas hob and extractor over, part tiled walls and tiled floor.

### First Floor Landing

Double glazed window to the front, radiator and stairs to the second floor.

### Lounge

14'6 x 16'5 max (4.42m x 5.00m max)

L shaped room with double glazed window and Juliette balcony to the rear, radiator, TV point and shelving.

### Bedroom 3

9'3 x 7'7 approx (2.82m x 2.31m approx)

Double glazed window to the front and a radiator.

### Second Floor Landing

With doors to:

### Bedroom 1

11'3 x 11'1 approx (3.43m x 3.38m approx)

Double glazed window to the rear and a radiator. Door to:

### En-Suite

Double glazed window to the rear, low flush w.c., wall mounted heated towel rail, double shower cubicle with mains fed shower, part tiled walls and extractor fan.

### Bedroom 2

14'6 x 8'5 approx (4.42m x 2.57m approx)

Two double glazed windows to the front, radiator and built-in storage cupboard.

### Bathroom

### Outside

To the front of the property there is a path leading to the front door.

The rear garden is laid mainly to lawn with panelled fencing and a small patio area. There is also a parking space and garage.

### Garage

Up and over door to the front.

### Directions

Leave the A50 at the Sharlow roundabout dropping onto the A6. Continue along through the village of Shardlow and take the left turning into Cheal Close and the property can be identified by our for sale board.

8440AMCO

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 17mbps Superfast 53mbps

Ultrafast 1000mbps

Phone Signal – Vodafone, 02

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

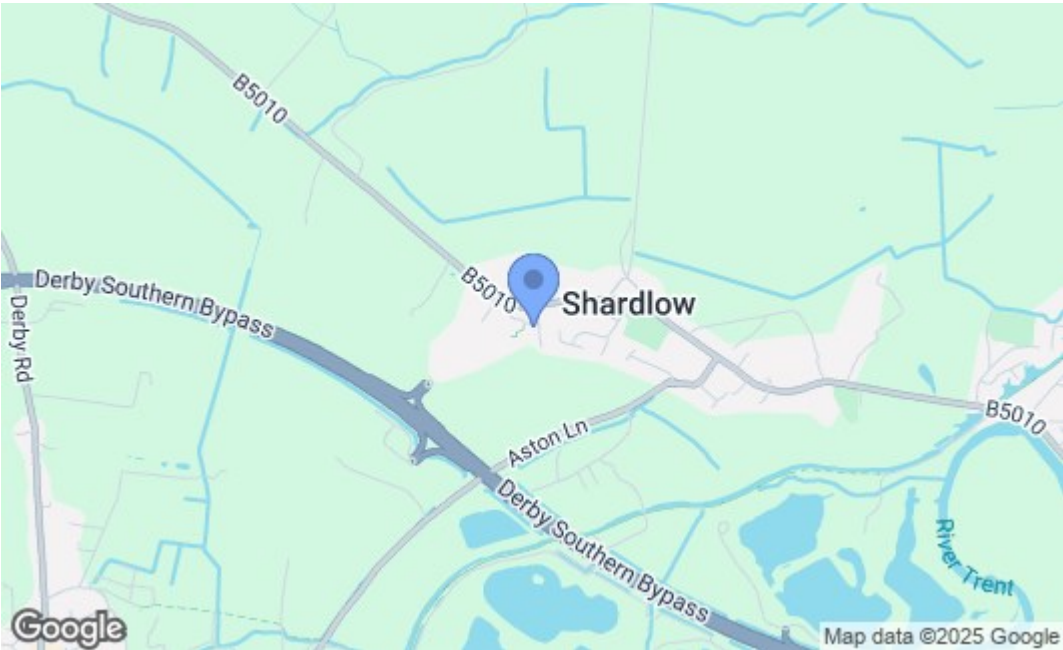
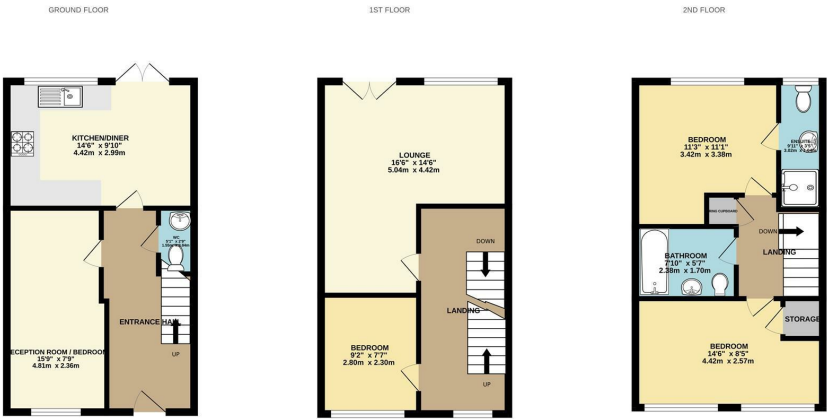
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.