



The Maltings,
Shardlow, Derbyshire
DE72 2HH

O/I/R £399,950 Freehold

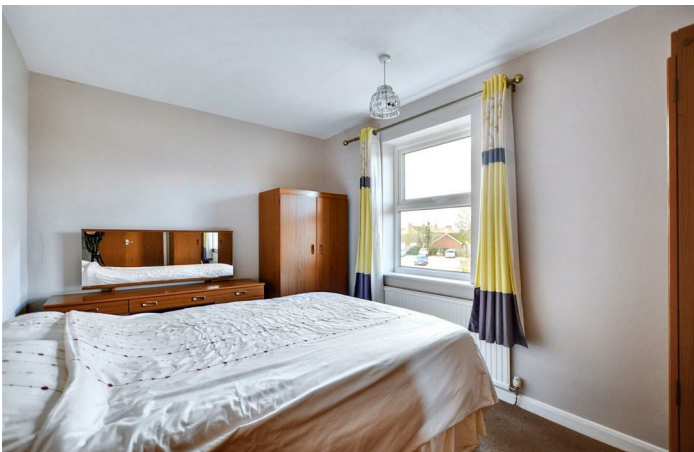


A WELL PRESENTED AND SPACIOUS, FOUR BEDROOM DETACHED HOME SITUATED WITHIN THE HEART OF SHARDLOW VILLAGE, WITH OFF STREET PARKING, REAR GARDEN AND BRICK BUILT GARAGE, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this fantastic example of a four bedroom detached house within the heart of Shardlow's quiet and quaint village. The property sits at the head of a cul-de-sac and is constructed of brick to the external elevations with double glazing and gas central heating throughout. With views over the canal to the rear, an internal viewing is highly recommended to appreciate the property and location that is on offer.

In brief, the property comprises an entrance hallway, Downstairs WC, open plan lounge/diner and kitchen. To the first floor, the landing leads to four generously sized bedrooms and the three piece family bathroom suite. To the exterior, the property boasts ample off street parking to the front via a driveway and a large turfed garden setting the property back from the pavement. To the rear, there is a private, low maintenance garden with superb views over the canal.

Located in the sought after and quiet village of Shardlow and perfect for a wide range of buyers. There are lots of facilities within walking distance to the property and fantastic transport links nearby such as the M1 and A50 with local train stations and East Midlands Airport just a short drive away.



Entrance Hall

uPVC double glazed front door, vinyl flooring, radiator, painted plaster ceiling, ceiling light.

Downstairs WC

2'2 x 5'3 (0.66m x 1.60m)

uPVC double glazed patterned window overlooking the front, vinyl flooring, WC, wall mounted sink, radiator, painted plaster ceiling, ceiling light.

Lounge

10'4 x 20'7 x 14'1 (3.15m x 6.27m x 4.29m)

uPVC double glazed windows overlooking the front and the rear with uPVC double glazed door leading out into the garden, carpeted flooring, radiator, gas fire, beamed ceiling, ceiling light.

Kitchen

8'3 x 10'6 (2.51m x 3.20m)

uPVC double glazed window overlooking the rear and door leading to the side, vinyl flooring, space for fridge/freezer, space for washing machine, integrated oven, gas hob and overhead extractor fan, radiator, painted plaster ceiling, ceiling light.

First Floor Landing

uPVC double glazed patterned window overlooking the side, carpeted flooring, loft access, painted plaster ceiling, ceiling light, built in storage cupboard.

Bedroom One

12'2 x 8'4 (3.71m x 2.54m)

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

Bedroom Two

10'4 x 10'2 (3.15m x 3.10m)

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

Bedroom Three

7'5 x 9'8 (2.26m x 2.95m)

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

Bedroom Four

6'9 x 6'5 (2.06m x 1.96m)

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

Family Bathroom

5'1 x 7'5 (1.55m x 2.26m)

uPVC double glazed patterned window overlooking the front, carpeted flooring, radiator, WC, pedestal sink, bath with shower over the bath, textured ceiling, ceiling light.

Outside

To the front, the property is situated at the head of a quiet cul-de-sac and benefits ample off street parking via a driveway for several vehicles and a large turfed garden with access into the brick built garage through an up and over manual door. To the rear, there is a low maintenance garden overlooking the canal with fantastic views.

Directions

The property is best approached by leaving the A50 at the Shardlow roundabout dropping onto the A6 and turning right at the Navigation and into Wilne Lane. Continue along Wilne Lane and turn left into The Maltings.

8461RS

Council Tax

South Derbyshire Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed - Standard 16 mbps

Superfast 58 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

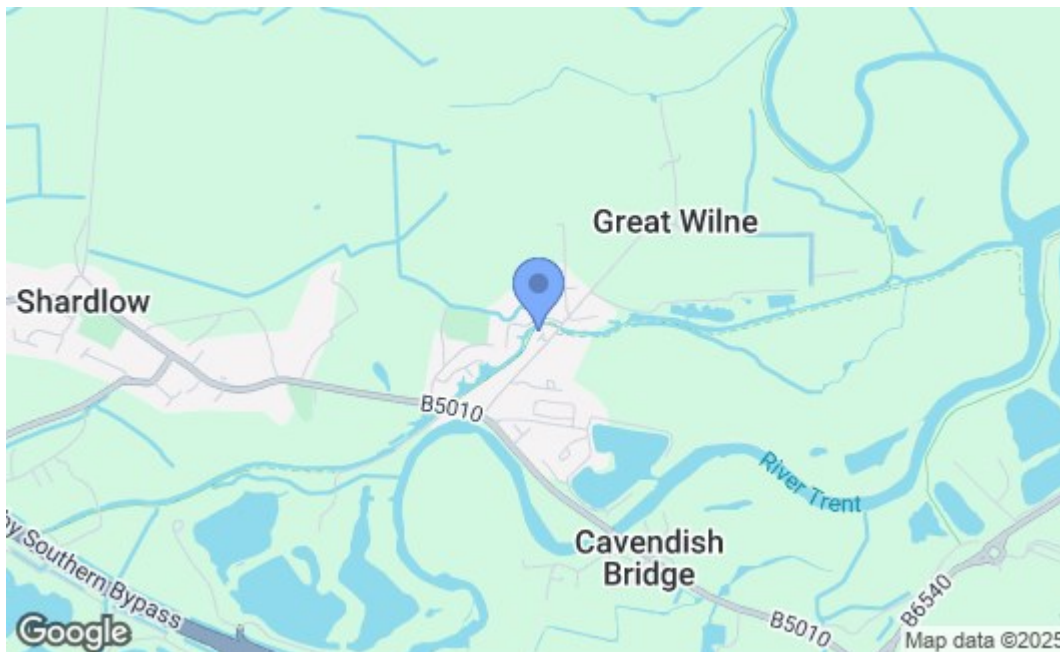
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ 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 ₂ 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.