

# Robert Ellis

*look no further...*



West End Drive,  
Shardlow, Derbyshire  
DE72 2GY

**Price Guide £200-205,000**  
**Freehold**

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/robertellisestateagent



@robertellisea





A THREE BEDROOM SEMI DETACHED HOUSE FOUND IN THIS MOST DESIRABLE VILLAGE LOCATION.

Robert Ellis are delighted to offer a rare opportunity to purchase a semi detached home in the ever popular Derbyshire Village of Shardlow. Positioned at the bottom of a cul-de-sac, this property offers a great opportunity for someone to put their own mark on this property and really make their own. Found in a great location, whether it be a Sunday walk by the water or an afternoon socialising with a selection of pubs on offer within the local area, the property offers three good sized bedrooms and a viewing is a must to avoid disappointment.

This property is found on West End Drive and is constructed of brick to the external elevations and in brief the internal accommodation comprises of an entrance hall, living room, kitchen diner and rear lobby to the ground floor. To the first floor, there are three bedrooms along with a bathroom and separate WC.

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

Double glazed door to the front, stairs to the first floor, laminate flooring, radiator, doors to:

### Kitchen

15'4 x 12'8 approx (4.67m x 3.86m approx)

Double glazed windows to the front and side, radiator, laminate flooring, base units with work surfaces over, space for a cooker, inset sink and drainer and door to:

### Lobby

Storage cupboard, space for a fridge.

### Lounge

13'3 x 11'5 approx (4.04m x 3.48m approx)

Double glazed window to the rear, coving to the ceiling and a radiator.

### First Floor Landing

Double glazed window to the front, loft access hatch, doors to:

### Bedroom 1

13'4 x 12'1 approx (4.06m x 3.68m approx)

Double glazed window to the rear, radiator.

### Bedroom 2

12'1 x 9'6 approx (3.68m x 2.90m approx)

Double glazed window to the rear, radiator.

### Bedroom 3

7'9 x 7'8 approx (2.36m x 2.34m approx)

Double glazed window to the front, radiator.

### Bathroom

Double glazed window to the side, panelled bath, part tiled walls, wash hand basin, radiator.

### Separate w.c.

Low flush w.c., double glazed window to the side.

### Outside

To the front of the property there is a pathway leading to the front with a garden laid mainly to lawn. Side and rear access.

The rear garden is laid mainly to lawn with fencing to the boundaries.

### Directions

From the A52 island continue along the A50 and through Shardlow. Continue for some distance and turn left towards Aston onto Aston Lane and West End Drive can be found as a turning on the right hand side.

8487AMCO

### Council Tax

South Derbyshire Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 18mbps Superfast 76mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

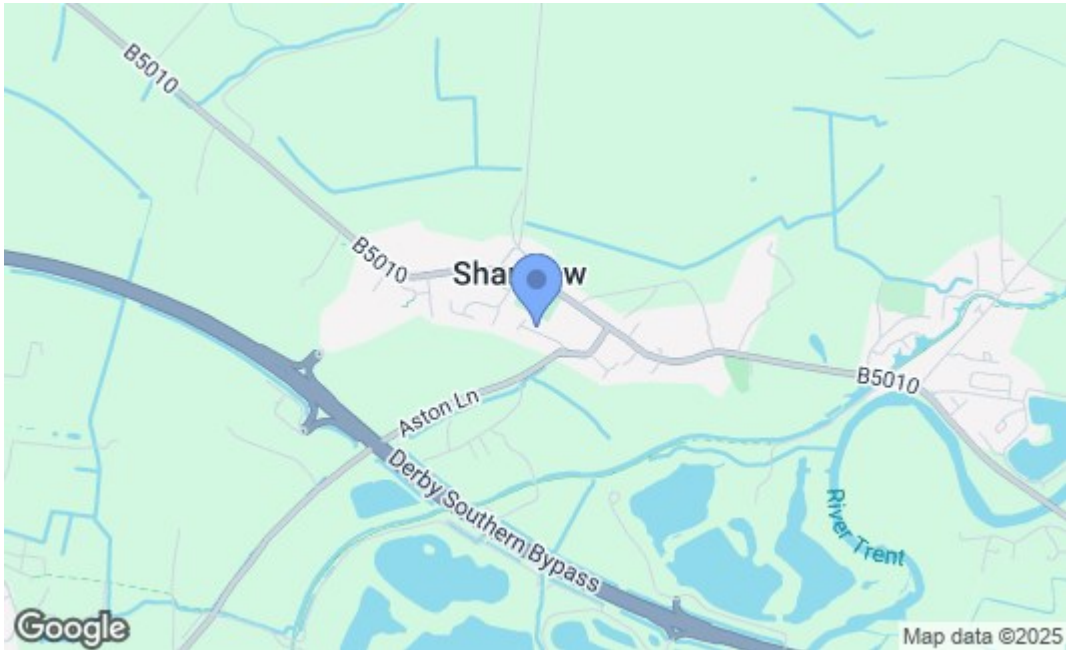
Flood Defenses – No

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		85
(81-91) B		
(69-80) C	69	
(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.