



Cheal Close,
Shardlow, Derbyshire
DE72 2DY

O/I/E £270,000 Freehold



A SPACIOUS AND WELL PRESENTED, THREE/FOUR BEDROOM END-TERRACED PROPERTY WITH OFF STREET PARKING, GARAGE AND ENCLOSED REAR GARDEN SITUATED WITHIN A QUIET CUL-DE-SAC LOCATION.

Robert Ellis are pleased to be instructed to market this spacious and well presented, four bedroom end-terraced home, perfect for a wide range of buyers. The property is constructed of brick and benefits double glazing and gas central heating throughout. The property is decorated throughout in a modern style and offers a semi-rural living feel within this sought after location. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with storage cupboard, downstairs WC, dining room/bedroom and kitchen with integrated appliances and French doors leading to the garden. To the first floor there is a generous 'L' shaped lounge with French doors and a Juliet balcony and the well proportioned third bedroom. To the second floor the landing leads to the second bedroom, the family bathroom and the master bedroom benefiting from fitted wardrobes and an en-suite shower room. To the front, there is off street parking and access into the brick built garage through an up and over manual door. The garage benefits from a power supply and has a personal door leading to the garden. To the rear there is an enclosed garden with artificial turf and exterior power sockets.

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 front door, tiled flooring, under stairs storage cupboard, painted plaster ceiling, ceiling light.

Ground Floor w.c.

2'7 x 5'0 approx (0.79m x 1.52m approx)

Tiled flooring, low flush w.c., wall mounted sink, radiator, ceiling light.

Dining Room/Bedroom 4

7'7 x 13'9 approx (2.31m x 4.19m approx)

UPVC double glazed window overlooking the front, laminate flooring, storage cupboards, radiator, ceiling light.

Kitchen

14'4 x 9'9 approx (4.37m x 2.97m approx)

UPVC double glazed window overlooking the rear, UPVC double glazed French doors overlooking and leading to the rear garden, tiled flooring, wall and base units with work surfaces over, inset sink and drainer, integrated fridge/freezer, integrated electric oven, induction hob, integrated dishwasher, integrated washing machine, integrated microwave, ceiling light.

First Floor Landing

UPVC double glazed window overlooking the front, carpeted flooring, ceiling light.

Lounge

17'1 x 14'5 x 9'8 approx (5.21m x 4.39m x 2.95m approx)

UPVC double glazed window overlooking the rear, UPVC double glazed French doors overlooking the rear with Juliet balcony, laminate flooring, radiator, ceiling light.

Bedroom 3

9'2 x 7'6 approx (2.79m x 2.29m approx)

UPVC double glazed window overlooking the front, laminate flooring, radiator, ceiling light.

Second Floor Landing

Carpeted flooring, storage cupboard, loft access, ceiling light.

Bedroom 1

11'1 x 9'6 approx (3.38m x 2.90m approx)

UPVC double glazed window overlooking the rear, laminate flooring, fitted wardrobes, radiator, ceiling light.

En-Suite

3'1 x 10' approx (0.94m x 3.05m approx)

UPVC double glazed patterned window overlooking the

rear, tiled flooring, low flush w.c., pedestal sink, double enclosed shower unit, spotlights.

Bedroom 2

8'3 x 14'5 approx (2.51m x 4.39m approx)

UPVC double glazed windows overlooking the front, laminate flooring, radiator, built in storage cupboard, ceiling light.

Bathroom

A white three piece suite comprising of a panelled bath with shower over and glass protective screen, tiled splashbacks, pedestal wash hand basin, low flush w.c., tiled floor,

Outside

To the front of the property there is off street parking via a driveway with access into the brick built garage via the up and over manual door. To the rear there is an enclosed garden with artificial turf and a personal door accessing the brick built garage complete with a power supply.

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.
7999RS

Council Tax

Erewash Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Unknown

Phone Signal – 02, EE, 3, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

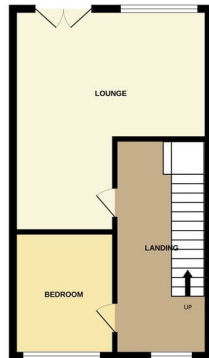
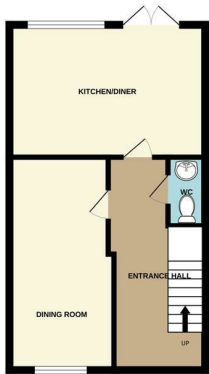


Robert Ellis
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(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 ₂) Rating		Current	Potential
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.