





\*\*\*\* INDIVIDUALLY DESIGNED DETACHED PROPERTY OVERLOOKING THE SCHOOL PLAYING FIELDS \*\*\*\* IMMACULATE CONDITION THROUGHOUT \*\*\*\* This is a great opportunity to purchase a well presented property offering flexible living accommodation in the highly regarded village of Shardlow. Located up a long gated drive is this modern detached property offering a reception hallway currently used as a dining room, previously designed to be a hall and door into the bedroom 3. Guest cloakroom, lounge with feature fireplace, fitted dining kitchen with built in appliances. Utility room, conservatory and a ground floor bedroom with wardrobes and en suite wet room. The first floor offers another double bedroom with built in furniture and an ensuite bathroom. The drive offers parking and a turning space, single detached garage and an enclosed rear garden. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



## RECEPTION HALL/DINING ROOM

Entrance door into an open plan dining hall with double glazed window, two radiators, staircase to the first floor. This area was once a hall and the third bedroom but has been opened up, it could be easily put back.

## CLOAKROOM

Low flush WC, wash hand basin, sky light window and radiator.

## LOUNGE

Feature fireplace, two double glaze windows onto the garden and two radiators.

## KITCHEN DINER

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Space for a range style cooker with fitted extractor fan, integrated dishwasher and fridge freezer. Double glazed window to the side, tiled floor, radiator and double doors to the conservatory .

## CONSERVATORY

Double glazed windows and doors onto the garden and an oak wooden floor.

## UTILITY ROOM

Work surface, fitted cupboard, plumbing and space for a washing machine, space for a tumble dryer and wall mounted central heating boiler.

## BEDROOM

Two double glazed windows, radiator and built in wardrobes, door to the ensuite.



## EN SUITE

Fully tiled wet room with a main shower, wash hand basin, low flush wc and heated towel radiator.

## FIRST FLOOR LANDING

Storage cupboard.







## BEDROOM

Built-in wardrobes, drawers and dressing table, two skylight windows, radiator and door to the ensuite.

## EN SUITE

Panel enclosed bath, low flush wc, wash hand basin and heated towel radiator.

## OUTSIDE

Gated access to a long private drive down to parking and turning area, single detached garage with up and over door, personal door onto the garden and roof storage. Enclosed private rear garden with seating area lawn mature shrubs, plants and trees.







