



108 London Road, Derby, DE72 2GP

Asking Price £450,000

Welcome to The Old Police Station, a charming detached family home located on London Road in the picturesque village of Shardlow. This delightful property boasts three spacious first floor bedrooms PLUS an amazing additional annexe space, making it an ideal choice for families seeking comfort and space.

The versatile annexe room presents a fantastic opportunity for various uses to suit your families needs! Whether you envision it as a guest suite, a home office, or even an Airbnb rental, the potential is limited only by your imagination.

Set back from the road, this home offers a sense of privacy and tranquillity, complemented by a generous garage that provides ample storage or parking space. The breath taking rear garden is a true highlight, offering stunning views and a perfect setting for outdoor activities, gardening, or simply enjoying the beauty of nature. The Old Police Station, with its unique history, including the original police cell now transformed into a utility room, adds character and charm to this exceptional property and is not to be missed!

Location

If you're looking for a village location with canal side and country walks, an abundance of high quality amenities such as independent coffee shops, village pubs, highly regarded schools and excellent transport and road links then Shardlow is the ideal location for you!

Front Aspect

Set well back from the road behind wrought iron gates sits The Old Police Station. Benefitting from a spacious stoned driveway with parking for multiple vehicles and pretty shrubbery borders to the front aspect.

Enter the property via the Porch:

Porch 9'0 x 3'09 (2.74m x 1.14m)

Having uPVC doorway and an abundance of natural light flooding from the windows to the front and side aspects, enter the main hallway via wooden doorway

Entrance Hallway 10'4 x 10'0 (3.15m x 3.05m)

A welcoming and spacious entrance hall having access to the ground floor accommodation, handy under stairs storage cupboard and stairs rising to the first floor.

Living and Dining 10'4 x 22'10 (3.15m x 6.96m)

A spacious reception space, ideal for entertaining having window looking out to the front aspect, feature electric fireplace with lighting and surround and double French doors leading through to the Sun Room.

Sunroom 5'08 x 12'06 (1.73m x 3.81m)

The perfect space for relaxing whilst taking in the beautiful views of the gardens!

Having French doors leading to the Garden and central heating radiator.

Kitchen 9'03 x 13'0 (2.82m x 3.96m)

A light and spacious modern fitted Kitchen which benefits from window overlooking the beautiful rear gardens with sink and mixer tap beneath it, Smeg electric oven, AEG four ring gas hob with overhead extractor, indesit dishwasher, integrated fridge, a range of modern wall, base and drawer units with quartz worktop over.

Inner Hallway 3'02 x 29'10 (0.97m x 9.09m)

Having uPVC doorway to the rear garden and handy built in storage cupboards.

Guest Cloakroom/Ground Floor W/C 2'08 x 5'11 (0.81m x 1.80m)

Having frosted window to the rear aspect, W/C and hand wash basin.

Utility 7'10 x 1'05 (2.39m x 0.43m)

In another life, this room was previously the police cell for the station- now transformed into an ideal Utility space having skylight, plumbing and space for washing machine, stainless steel sink with tap over and a range of wall and base storage cupboards.

Annexe/Bedroom Four 10'5 x 16'08 (3.18m x 5.08m)

A room with a thousand possibilities, whether that's a guest/teenager annexe, a business from home or a handy office space, this room offers ample space and also en-Suite facilities and it's own entrance doorway.

Having windows to both side aspects and uPVC doorway to the front aspect. Built in storage cupboard with hanging space and shelf and central heating radiator.

En-Suite 6'0 x 5'11 (1.83m x 1.80m)

Having dual aspect windows to the side, W/C, hand wash basin, enclosed shower with extractor and central heating radiator.

First Floor

Landing

Take the carpeted stairs to the first floor where you will find three spacious Bedrooms and the Family Bathroom.

The landing offers window to the side aspect and access to the loft.

Master Bedroom 12'05 x 10'04 (3.78m x 3.15m)

A spacious double bedroom having dual aspect windows to the front and side aspect and carpeted flooring.

Bedroom Two 10'9 x 10'2 (3.28m x 3.10m)

An additional double bedroom with window overlooking the rear gardens and built in wardrobe.

Bedroom Three 10'9 x 10'2 (3.28m x 3.10m)

Having window to the front aspect and built in wardrobe.

Family Bathroom 8'0 x 7'0 (2.44m x 2.13m)

Having dual aspect windows to the rear and side aspect, W/C, hand wash basin, bath, enclosed shower, extractor and central heating radiator.

Rear Gardens

A blissful, beautifully designed sanctuary to retreat to which offers ample outdoor seating and entertaining spaces- perfect for catching the sun all day long! For Children, the garden offers your very own

hideaway/top secret den space.

Having paved patio space, stoned walk way, greenhouse with veg/fruit patch, handy storage shed, quiet space with water feature and access to the secret den (shh)

Follow the decked pathway to the stoned entertainment area with stepping stones, summer house and BBQ area.

The side pathway offers gated access to the front of the property and wooden door leading to the rear of the garage.

Garage

Having electric door, power and lighting- doorway entrance from rear garden.

Please note

The property has full cavity wall insulation and has been lovingly maintained by the current owners throughout their time at the property and is in excellent condition throughout.

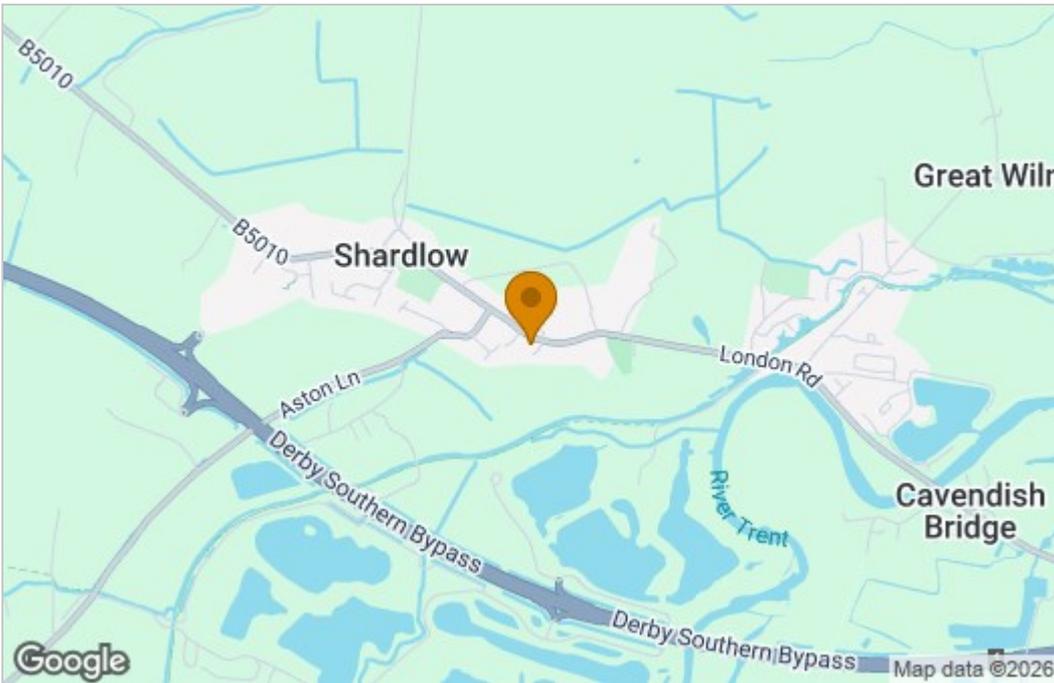
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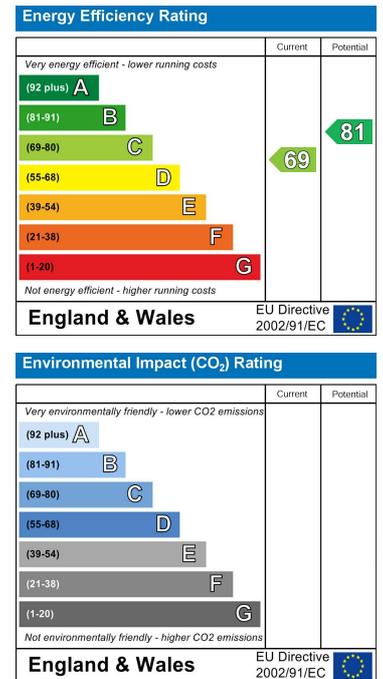
Floor Plan



Area Map



Energy Efficiency Graph



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