



## 28 Glenn Way, Derby, DE72 2GZ

**Offers In The Region Of £375,000**

**\*\*NO ONWARDS CHAIN\*\***

A beautifully proportioned four-bedroom detached home, offering superb space, upgraded interiors and an enviable position within the heart of Shardlow.

Set opposite an attractive green framed by trees, this property enjoys a tranquil outlook while remaining close to everything the village has to offer.

Owned from new and lovingly upgraded by the current owners, the home features generous reception areas, a bright sun room and a well-presented layout throughout. Outside, the property benefits from a spacious driveway, garage, and a private, well-kept garden.

Shardlow itself provides a wonderful lifestyle setting, with scenic walks, village pubs, cafés and local amenities all within reach. The location is particularly appealing for families, being within walking distance of the highly regarded village primary school.

This is a rare opportunity to purchase a thoughtfully maintained family home in one of the area's most desirable village locations.

## Property Frontage



The property enjoys an attractive frontage, set opposite a picturesque green with mature trees in this highly family-friendly location. To the front is a spacious driveway with scope to extend the parking area further if desired, currently offering both parking space and a neat lawned section. The home sits nicely back from the road, with access to the garage via an up-and-over door and a UPVC entrance door leading into the generous entrance hall.

## Entrance Hall



A warm and inviting entrance hall featuring carpeted stairs rising to the first floor, with doors leading to the main reception rooms and the breakfast kitchen. The space also includes a useful under-stairs cupboard, perfect for storing coats, shoes and everyday essentials.

## Lounge and Dining



A wonderfully spacious reception room featuring soft carpeted flooring and a large double-glazed window enjoying pleasant views over the green. The room is centred around a charming feature fireplace with a wooden surround and tiled hearth, adding warmth and character. An open archway flows through into the dining area, which also benefits from carpeted flooring, a central heating radiator, and double-glazed French doors leading into the sun room.

## Sun Room



A fantastic, beautifully maintained space featuring wood-effect laminate flooring and lovely views over the rear garden. Double-glazed French doors open out onto the garden's patio area, creating a perfect spot for relaxing or entertaining.

## Breakfast Kitchen



A beautifully appointed space featuring a range of wooden wall, base, and drawer units with complementing worktops and tiled splashbacks. There is an integrated wooden wine rack, inset sink with mixer tap, and a double-glazed window overlooking the attractive rear garden. The kitchen is fitted with a CDA gas hob, CDA double oven/grill, integrated fridge and freezer, and has space and plumbing for a washing machine. Wood-effect laminate flooring flows throughout, with a central heating radiator. A farmhouse-style door leads directly to the rear garden, and there is space for a dining table and chairs.

## Master Bedroom



A generously sized double room with carpeted flooring, featuring dual-aspect windows to both the front and rear, and a central heating radiator.

## Bedroom Two



A comfortable double room with carpeted flooring, a double-glazed window to the front aspect, and a central heating radiator.

## Bedroom Three

A generously sized double room with a central heating radiator and a window overlooking the rear aspect.

## Bedroom Four



An ideal space for a nursery or home office, featuring a window to the front aspect, an inbuilt storage cupboard, carpeted flooring, and a central heating radiator.

### Family Bathroom



Fitted with a W/C, hand basin, bath, and separate shower unit, this bathroom features full-height wall tiling, tile-effect flooring, a window to the rear aspect, and a central heating radiator.

### Rear Garden



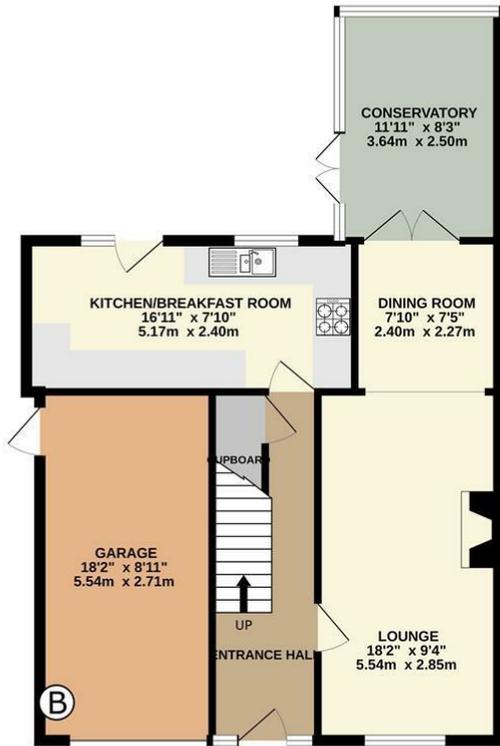
A fantastic outdoor space which is beautifully maintained and extremely private. The garden features a paved patio seating area, a laid lawn, a wooden pergola with a decked seating area, and a garden shed. Perfectly suited for family life and entertaining.

### Garage

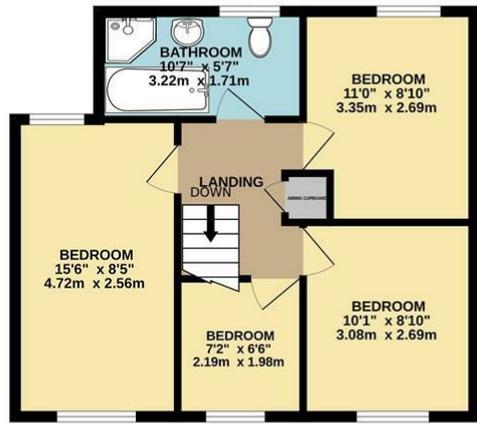
A versatile space, ideal for car parking, storage, or potential conversion into an additional reception area. The garage is fitted with an up-and-over door, power, and lighting.

# Floor Plan

GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



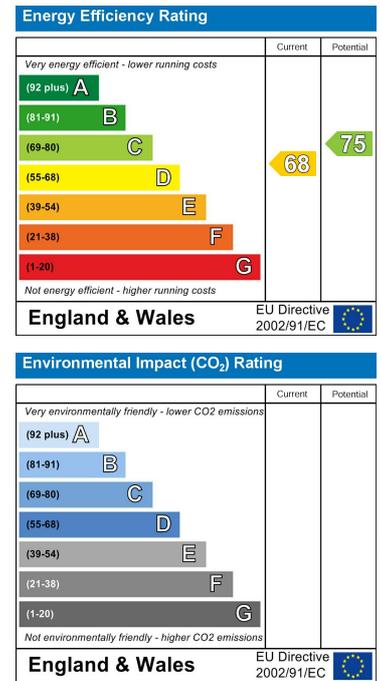
TOTAL FLOOR AREA : 1190 sq.ft. (110.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.