



---

elevation, exposed beamed ceiling and extractor fan. Second Floor Landing: With exposed beams, exposed brick work and panelled doors to: Bedroom 3: [4.95m (16ft 3in) x 3.45m (11ft 4in) approx] this third double bedroom benefits from having a double glazed window to the side elevation, wall mounted radiator, exposed beams to the ceiling. Bedroom 4: [4.14m (13ft 7in) x 3.28m (10ft 9in) approx] with double glazed window to the side elevation, wall mounted radiator and exposed beams to the ceiling. Outside: To the front elevation there is a small walled garden with pathway leading to the front entrance door. To the rear there is an enclosed courtyard style garden with patio area, raised borders and walls to the boundary. There is the additional benefit of a brick built store offering additional storage space. Outside Photo Directions: The property is best approached by leaving the A50 at the Shardlow roundabout dropping onto the A6 and turning right after some distance onto The Wharf where the property can be found at the head of the cul-de-sac as identified by our 'for sale' board

0115 774 0117