

**5 Shelton Drive
Shelton Lock
Derby
DE24 9FB**

**Offers Over
£385,000**



- FLEXIBLE ACCOMMODATION
- THREE BEDROOMS & A FOUR ROOMED ANNEXE
- TWO SHOWER ROOMS WITH UNDERFLOOR HEATING
- TWO LIVING ROOMS
- CONSERVATORY
- WELL-FITTED KITCHEN
- LOW MAINTENANCE GARDEN WITH POOL
- OUTBUILDINGS FOR STORAGE
- PARKING FOR VEHICLES

GENERAL INFORMATION

THE PROPERTY

Sitting on Shelton Drive, Shelton Lock, this impressive detached bungalow with its annex presents a unique opportunity for families or individuals seeking versatile living arrangements. With four bedrooms and two shower rooms which both have underfloor heating, this property is ideal for multiple generations or those with mobility needs, ensuring comfort and convenience for all.

An entrance door opens into a hallway with a spacious lounge diner that flows seamlessly into a conservatory, perfect for enjoying the natural light and views of the garden. The modern kitchen is well-fitted and has three generously sized double bedrooms, complemented by a modern shower room.





One of the standout features of this property is the annex, which offers an additional bedroom and a superbly designed wet room. The annex also includes a lounge that opens directly into the low-maintenance rear garden. The utility room within the annex presents the potential for conversion into a kitchen, further enhancing the flexibility of this home.

Outside, the property boasts a well-maintained garden complete with a swimming pool, providing a perfect retreat during the warmer months, and a range of outbuildings for further storage. The front of the bungalow features a drive with ample parking for several vehicles, ensuring convenience for residents and guests alike.

This bungalow is not just a home but a



lifestyle choice, offering a harmonious blend of space, comfort, and adaptability in a popular location.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY - T SHAPED

3.95m x 1.05m x 0.82m x 2.82m (12'11" x 3'5" x 2'8" x 9'3")

Has loft access point, contemporary style radiator, ceiling light point and doors leading off, the first door leads to:

BEDROOM ONE

3.35m to wardrobes x 2.59m exc bay (10'11" to wardrobes x 8'5" exc bay)

Taking the first left from the hallway this room is fitted with an extensive range of built in wardrobes with mirrored doors, over head cabinets, matching bed side



cabinets and drawer units, there is tiled flooring and ceiling light point

BEDROOM TWO

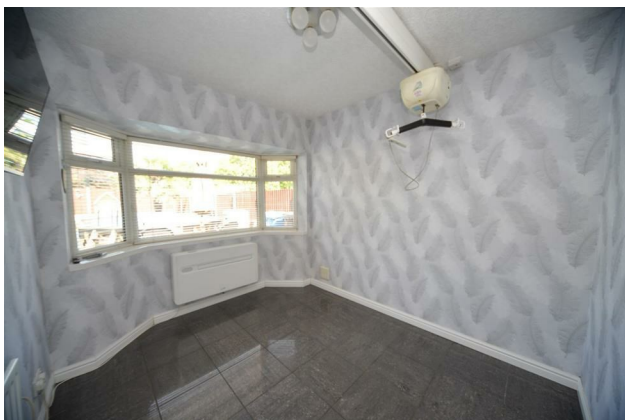
3.15m into window x 3.07m to back of wardrobe (10'4" into window x 10'0" to back of wardrobe)

Turning right from the hallway this room has a radiator, attractive bay window to the front aspect and a range of built in wardrobes with mirrored sliding doors.

LOUNGE DINING AREA

3.35m x 8.15m (10'11" x 26'8")

It has attractive marble-style flooring, a window to the side aspect, bifold doors leading through to the conservatory, further doors leading off to the kitchen and to the annexe There is a contemporary-style radiator, ceiling light points, and an air conditioning unit.



CONSERVATORY

With French door opening out into the garden, attractive tiled flooring, radiator and wall light

KITCHEN

3.87m x 2.18m (12'8" x 7'1")

Is attractively fitted with an extensive range of base cupboards and matching wall mounted cabinets, Quartz worktops are inset with a one and a quarter sink with mixer taps over and a four ring Siemens hob, integrated appliances include a double oven with the second oven being a combination oven and microwave, there is a built in dishwasher, fridge, freezer, ceiling light point, attractive tiled surrounds and a door leads out into a conservatory.

CONSERVATORY

2.09m x 3.0m (6'10" x 9'10")

Has tiled flooring and door leading onto the extensive patio area.



BEDROOM THREE

2.66m x 3.19m into bay window (8'8" x 10'5" into bay window)

Has attractive tiled flooring, window looking out over the rear aspect and radiator.

SHOWER ROOM

1.87m x 1.62m to window (6'1" x 5'3" to window)

Has a large walk in shower with dual heads, obscure window to the side aspect, built in W.C., wall mounted hand wash basin, there are attractive tiled surrounds, recessed ceiling down lights and under floor heating.

ANNEXE

This is flexible accommodation:

ANNEXE BEDROOM AREA

2.72m length x 2.72m width (8'11" length x 8'11" width)

Has tiled flooring, radiator, door to sitting area and a further door that opens through to a beautifully equipped wet room.



ANNEXE WET ROOM

2m width x 2.76m to window (6'6" width x 9'0" to window)

Offering under floor heating this room has an obscure window to the front aspect, vanity unit with hand wash basin inset, W.C. and large wet area with dual shower heads, there are attractive tiled surrounds and matching tiled flooring.

ANNEXE LOUNGE AREA

2.56m x 5.43m length (8'4" x 17'9" length)

Has a door leading out to the patio, tiled flooring, ceiling light point, radiator and a door leads through to a utility space which could potentially become a kitchen if required.

ANNEXE UTILITY SPACE

1.74m x 2.68m (5'8" x 8'9")

The tiled flooring continues through, there is a window to the side aspect, provision for washing machine, ceiling light point and radiator.



TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

Derby City - Band C

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they

have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

AGENTS NOTES

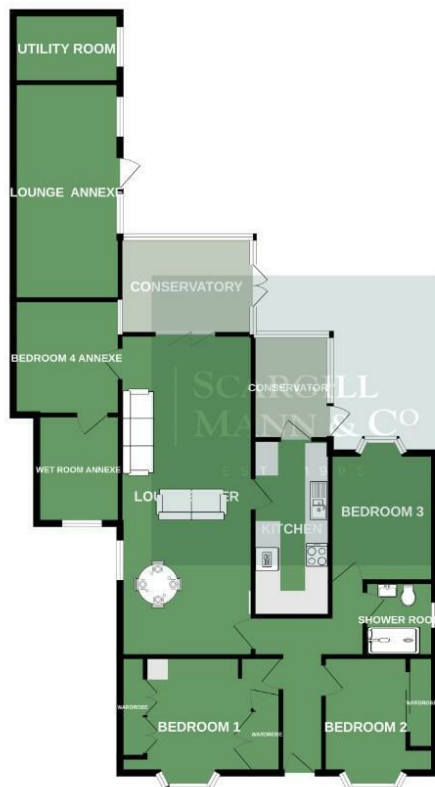
If you have accessibility needs please contact the office before viewing this property.

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 MyHome 12/2/20

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(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	

SALES OFFICE
Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT
T: 01283 548194 /01332 208820
E: sales@scargillmann.co.uk

LETTINGS OFFICE
17 Mallard Way
Pride Park
Derby
DE24 8GX
T: 01332 206620
E: lettings@scargillmann.co.uk

www.scargillmann.co.uk