



### **3 Cavendish Cottages, Derby, DE72 2HL**

**Offers In Excess Of £330,000**

Welcome to this charming period terraced house located in the historic area of Cavendish Bridge, Shardlow, Derby. This delightful property, built in 1780, boasts a perfect blend of character and modern convenience. As you step inside, you are greeted by a cosy reception room, ideal for relaxing with family or entertaining guests., contemporary open plan dining kitchen, three inviting bedrooms, giving ample space for a growing family.

The allure of this period property lies in its historical significance and unique features that add to its character. From the traditional architecture to the quaint surroundings, this house offers a glimpse into the past while providing all the comforts of contemporary living. Residents can enjoy the picturesque views and the tranquility of the area. The community spirit and local amenities make this location ideal for those seeking a peaceful yet vibrant home.

Don't miss the opportunity to own a piece of history in this charming terraced house.

### Open plan Dining Kitchen 19'10" x 11'10" (6.07 x 3.63)

Having wooden entrance door to the front elevation, stable door to the rear elevation, glazed Georgian windows to the front and rear, gas central heating radiator, Bespoke wall and base units, solid wooden work surfaces, integrated electric oven, four ring gas hob and built in extractor hood. Further integrated dishwasher and washing machine, Belfast sink, feature fireplace with exposed brick surround and tiled hearth, built in storage cupboards, original beams to ceiling and flagstone slate tiled flooring.

### Living Room 15'1" x 12'9" (4.60 x 3.91)

Having double glazed doors to the front elevation, gas central heating radiator, feature cast iron stove with slate hearth and wooden mantle, exposed beams to the ceiling, exposed stone with brick feature wall and oak wood flooring.

### First Floor Landing

Having access to the second floor, wall mounted Boiler and original wooden doors.

### Bedroom Two 19'3" x 10'9" (5.87 x 3.28)

Having Georgian window to the front elevation, gas central heating radiator, built in storage cupboard and wooden flooring.

### Bedroom Three 12'2" x 10'9" (3.71 x 3.28)

Having Georgian window to the front elevation, gas central heating radiator, original cast iron open fireplace with tiled hearth and wooden flooring.

### Shower Room 9'1" x 7'8" (2.77 x 2.36)

Having Georgian window to the rear elevation, walk in shower with waterfall shower head, W.C, pedestal wash hand basin, built in storage cupboard and heated chrome towel rail.

### Second Floor

Having window to the rear elevation.

### Master Bedroom 22'6" x 8'9" (6.86 x 2.69)

Having two skylight window's to the rear elevation, gas central heating radiator, storage cupboards built into the eaves, feature roll top bath overlooking the open fields, tiled flooring and ceiling spotlights.

### Outside

To the rear of the property there is a paved patio seated area with balustrade overlooking the garden with useful storage below patio area, steps leading down to a landscaped lawned area with feature decking, established shrubs, trees and garden shed, Behind the property there is a secure gated area with an additional allotment approx. 8m x 8m square.

### MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### MONEY LAUNDERING REGULATIONS -

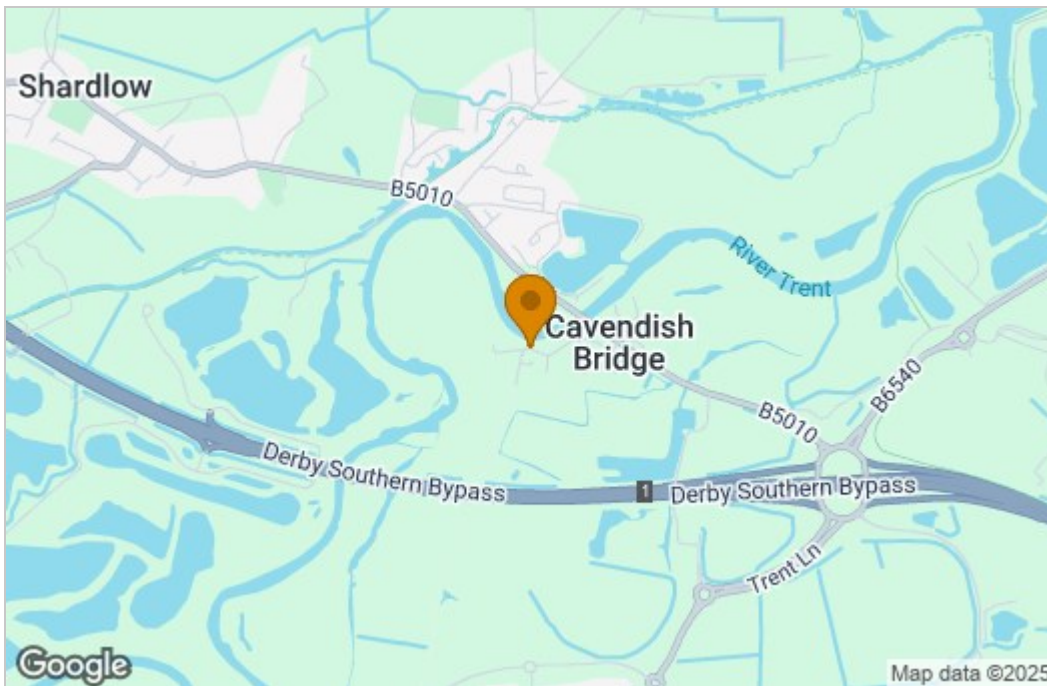


## Floor Plan

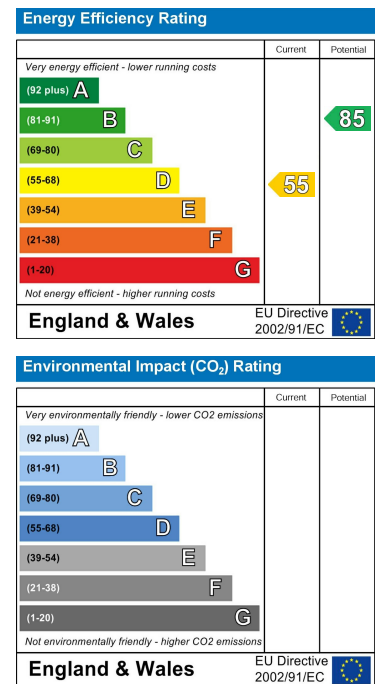


Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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