





**** CHARMING END-TERRACED COTTAGE
FULL OF CHARACTER ****

Situated in the heart of the highly sought-after village of Shardlow, Derbyshire, this delightful end-terraced cottage is brimming with charm and character. Offered for sale with no upward chain, it presents an excellent opportunity for those seeking a characterful home in a picturesque setting.

The accommodation briefly comprises a cosy sitting room featuring exposed beams and a character fireplace, along with a spacious kitchen diner that retains its original fireplace, adding to the home's traditional appeal. To the first floor are two well-proportioned bedrooms and a bathroom.

Externally, the property enjoys a private garden and the added benefit of a driveway. This charming cottage is ideal for buyers looking to enjoy village life with character features throughout.

Shardlow is a historic canal village, renowned as Britain's most complete surviving inland port, offering a unique blend of heritage and waterside living. The village benefits from a selection of pubs, restaurants, and scenic walks along the Trent & Mersey Canal, while also providing excellent transport links to Derby, Nottingham, and beyond.



ABODE
SALES & LETTINGS

SITTING ROOM

Entrance door into the sitting room with a feature original stone fireplace with a beam mantle, radiator, beaded ceiling, storage cupboard and double glazed window.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink unit. Fitted oven and hob with extractor hood, plumbing and space for a washing machine and space for a fridge freezer. Two upvc double glazed windows to the side, beamed ceiling, feature exposed brick wall, radiator, under stairs storage cupboard, door to the stairs and a door to the rear.

FIRST FLOOR LANDING

Loft access and doors to -

BEDROOM 1

Built in wardrobe and drawer, feature cast iron fireplace. Upvc double glazed window and a radiator.

BEDROOM 2

Upvc double glazed window with countryside views, recessed wardrobe area and a radiator.

BATHROOM

Panel enclosed bath with a shower over and attachment to the tap, low flush wc, wash hand basin, radiator and upvc double glazed window, storage cupboard.

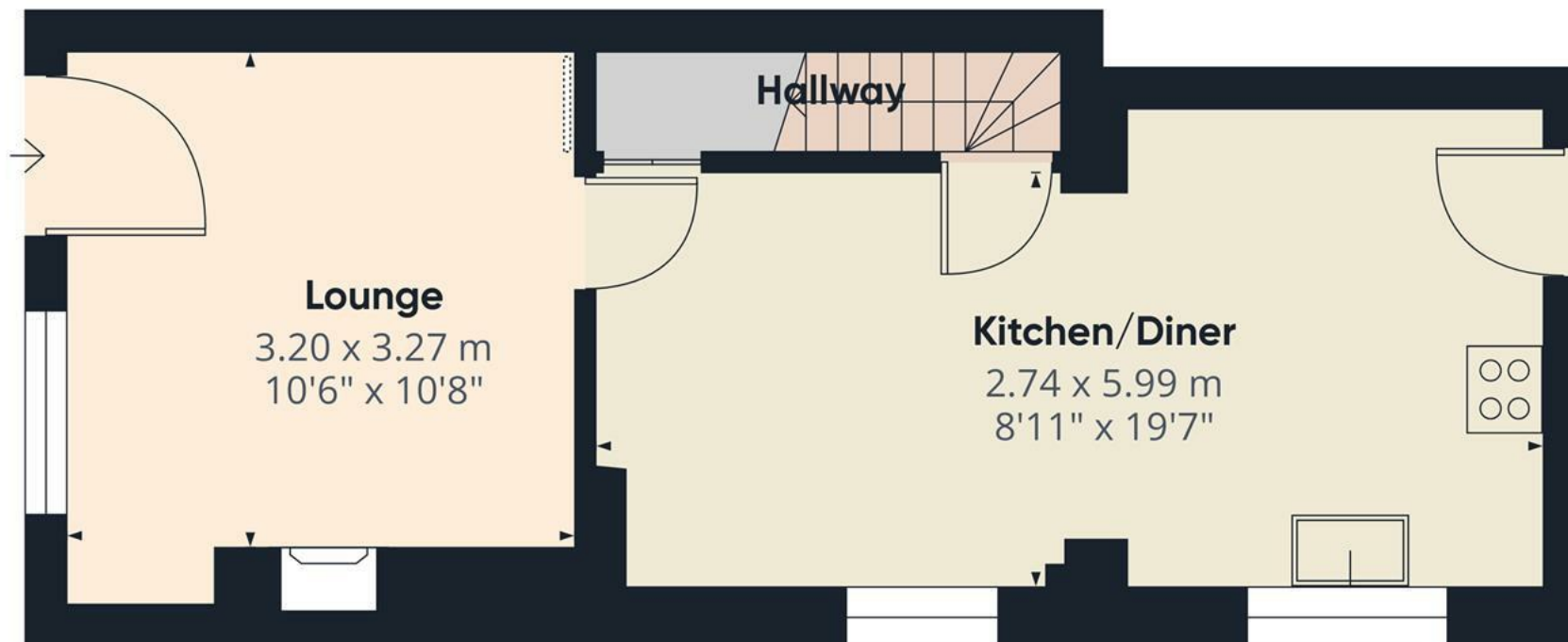
OUTSIDE

Enclosed garden with a lawn and seating area. Front parking space.









Approximate total area⁽¹⁾

30.9 m²

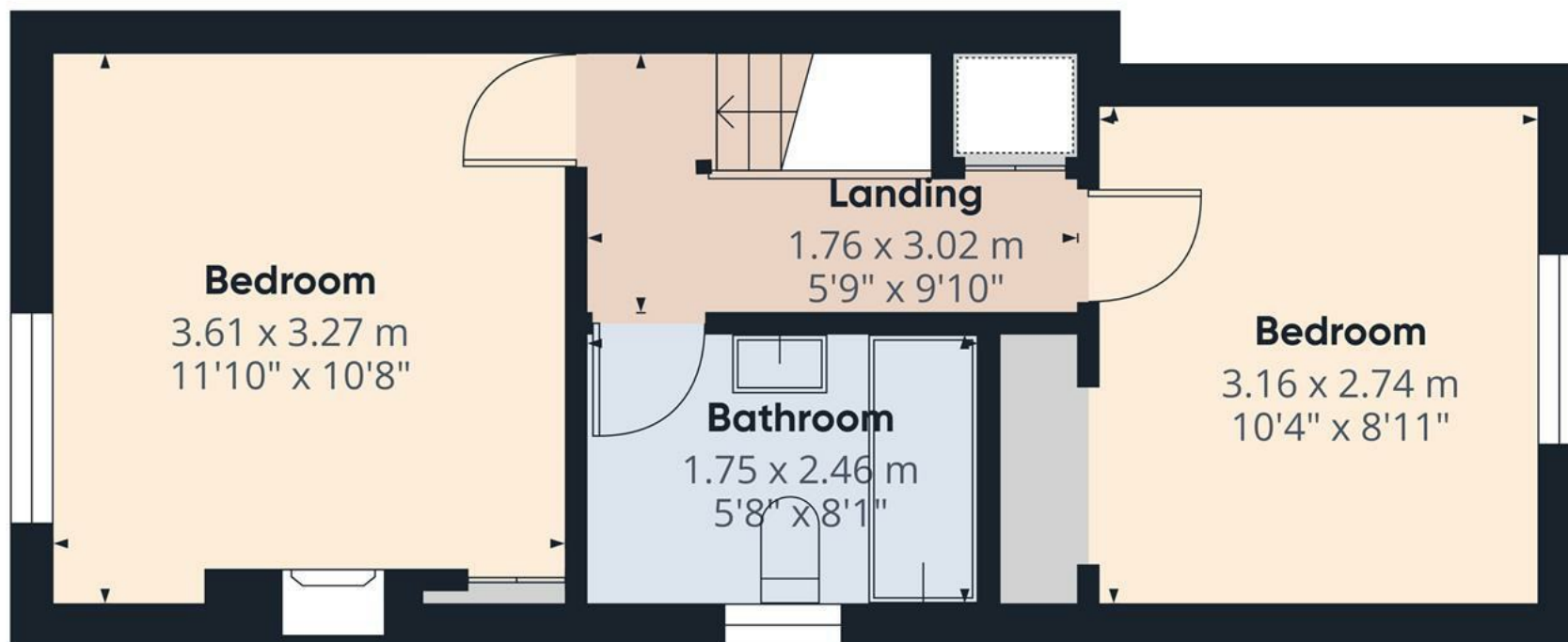
332 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾
28.7 m²
310 ft²

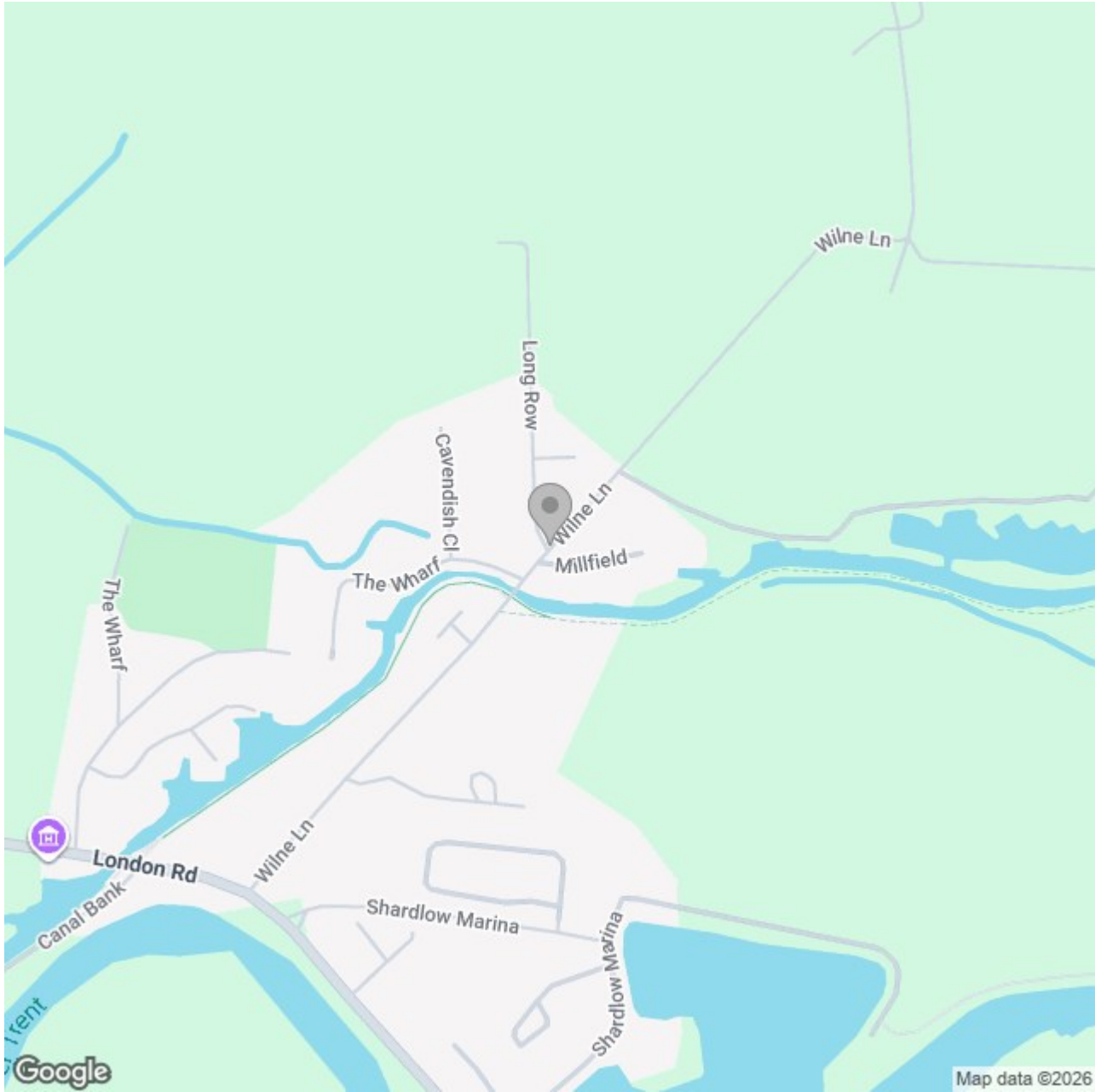
(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	