





**\*\*\*\* 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.



## 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

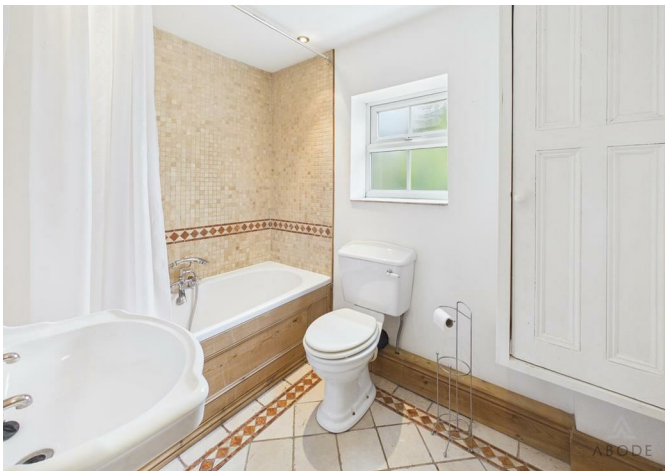
Panel enclosed bath with a shower over and attachment to the tap, low flush wc, wash hand basin, radiator and upvc double glazed window, storage cupboard.

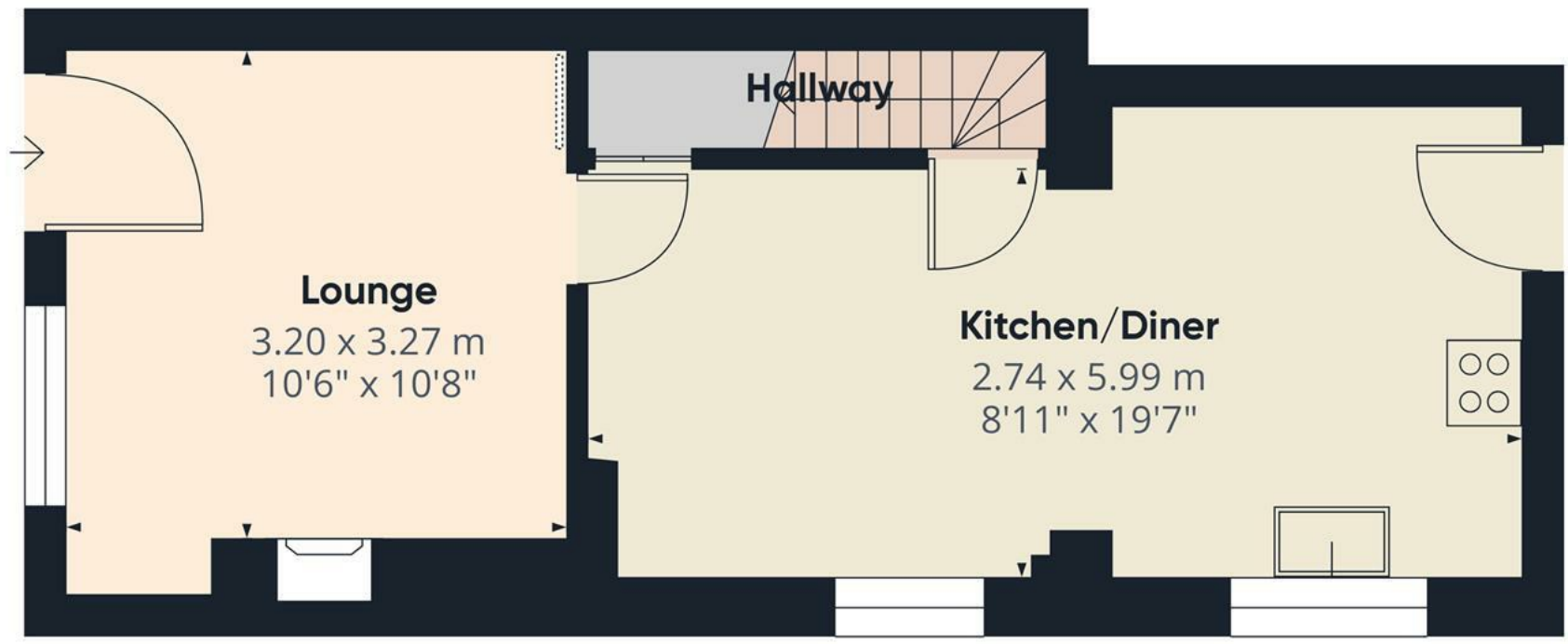
## OUTSIDE

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









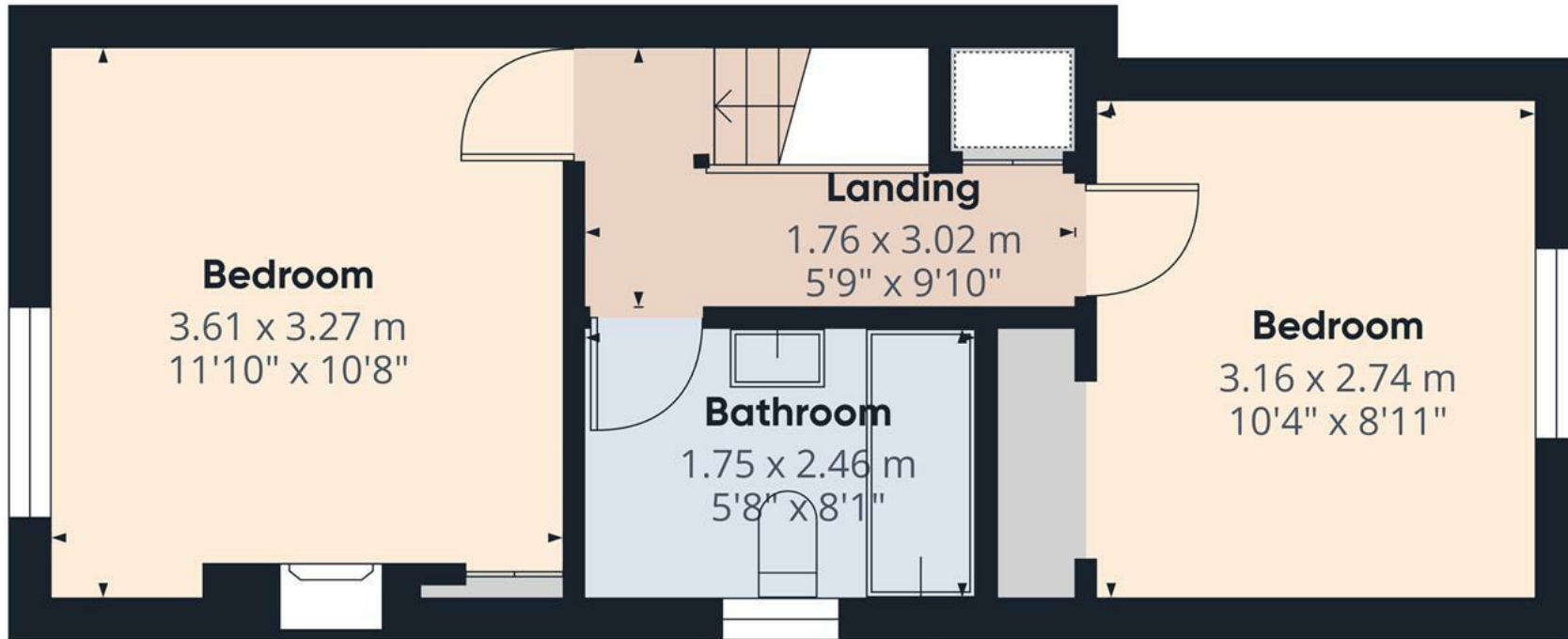
Approximate total area<sup>(1)</sup>  
30.9 m<sup>2</sup>  
332 ft<sup>2</sup>

(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.

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Floor 0



Approximate total area<sup>(1)</sup>

28.7 m<sup>2</sup>  
310 ft<sup>2</sup>

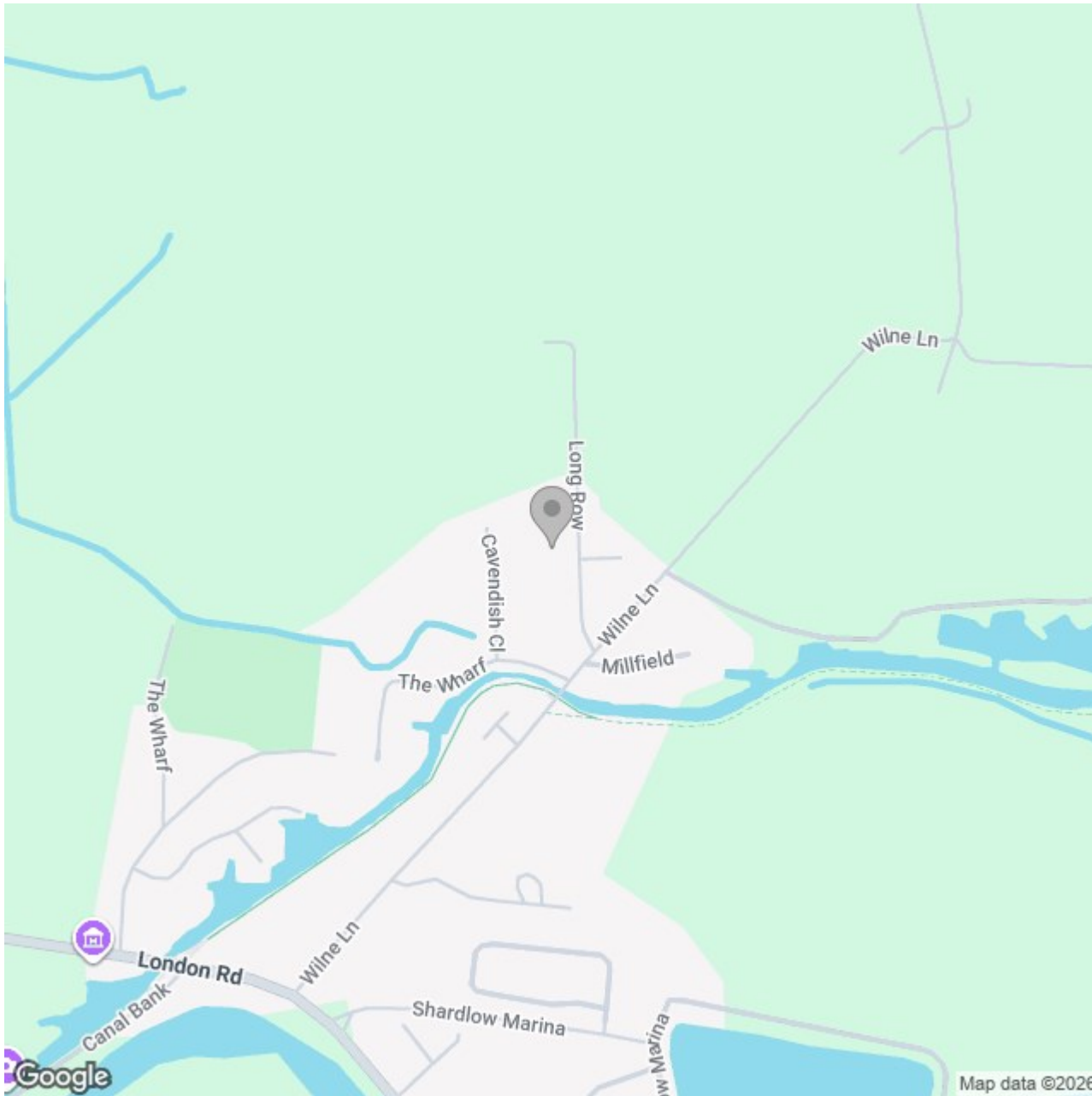
(1) Excluding balconies and terraces

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Floor 1



### Energy Efficiency Rating

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