





**** CHARACTER COTTAGE ****

Beautiful cottage in the picturesque village of Shardlow, the property is offered for sale with no upward chain and in brief offers a lounge with dining area, fitted kitchen with fitted oven and hob. Two first floor bedrooms and a shower room. Private and enclosed garden and parking to the front.

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.



LOUNGE

Entrance door into the hall with a feature log burner with tiled hearth and a beam mantle, upvc double glazed window and a radiator.

DINING AREA

Radiator, window and door into the kitchen, under stairs storage cupboard and a door to the stairs.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and an extractor hood. Plumbing and space for a washing machine and further appliance spaces, upvc double glazed window and door to the rear and a radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Feature cast iron fireplace, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and a radiator.

SHOWER ROOM

Enclosed corner shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

OUTSIDE

Enclosed front garden with a lawn and sating area. Front parking.



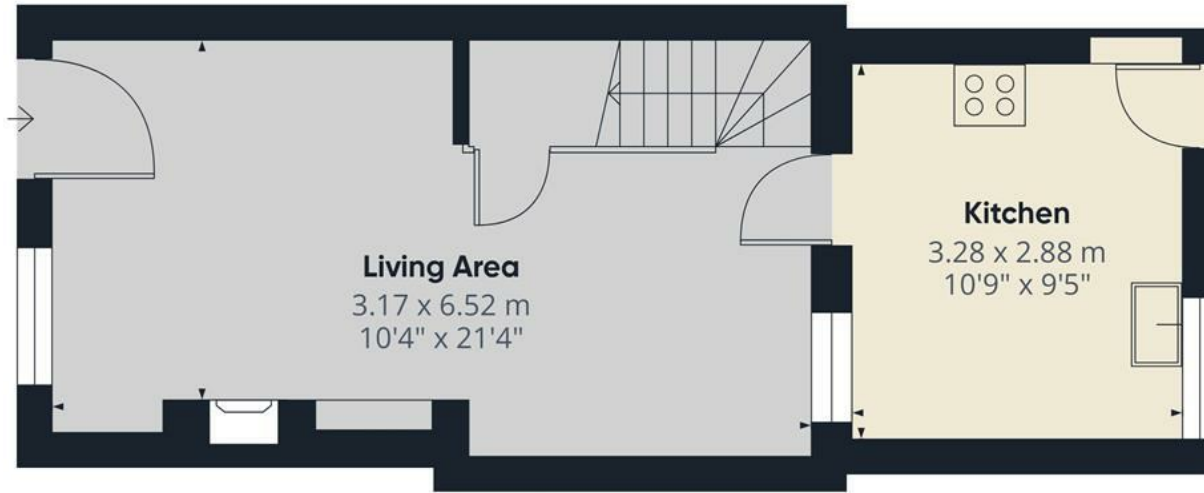












Floor 0



Floor 1



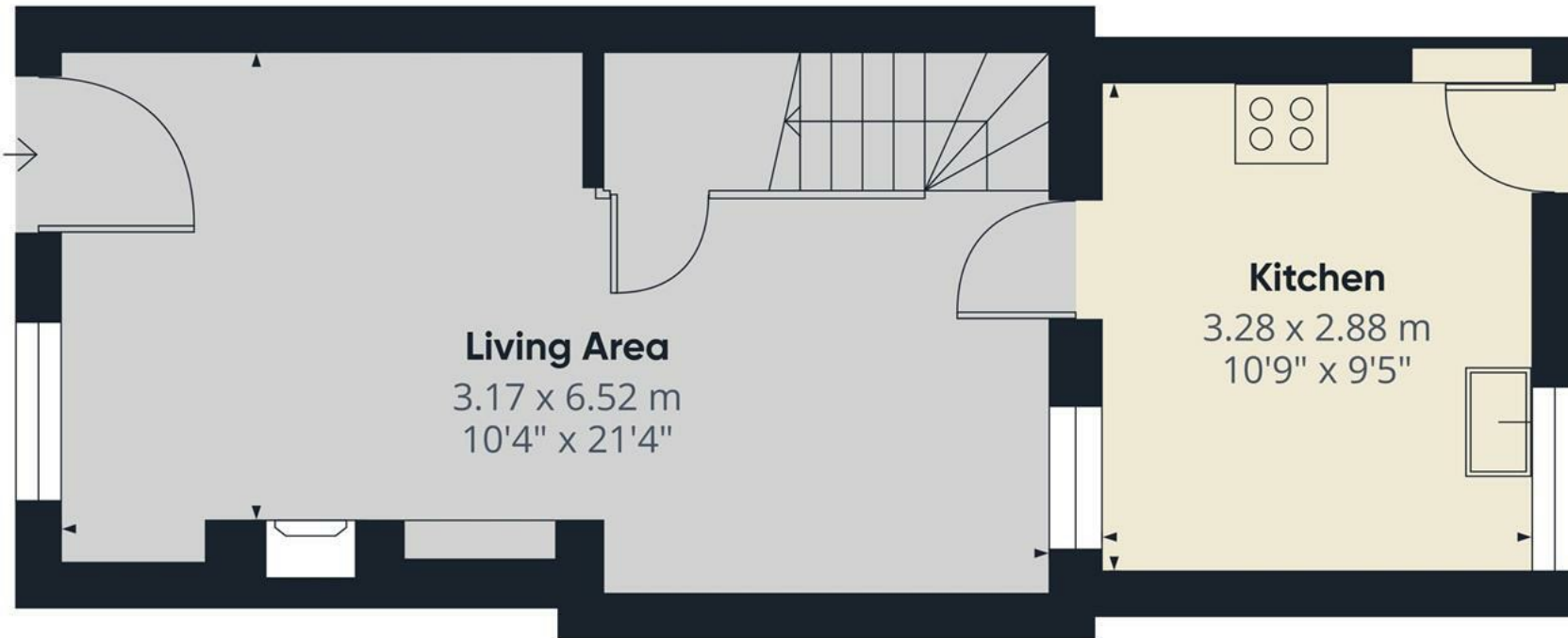
Approximate total area⁽¹⁾

56.2 m²
603 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



Approximate total area⁽¹⁾

32.6 m²
350 ft²

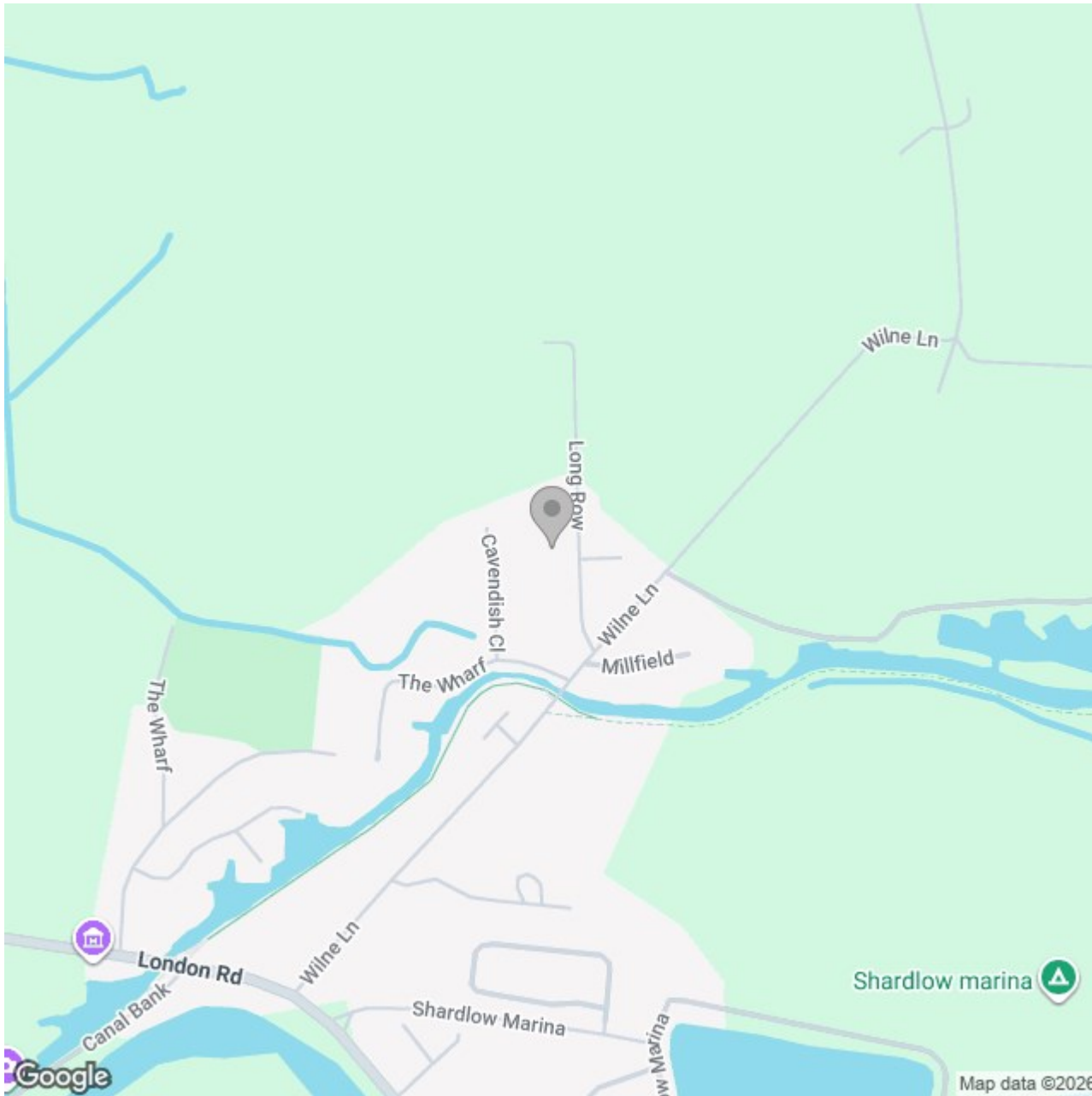
(1) Excluding balconies and terraces

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	