







11 The Wharf, Derby, DE72 2GH

Guide Price £500,000

GUIDE PRICE £500,000 - £525,000

This stunning four double bedroom, three-storey period home enjoys a superb position overlooking the village green, with open fields stretching out behind, offering a truly idyllic setting.

Rich in character, the property features a charming separate dining room with exposed beams and an impressive brick fireplace, creating a warm and inviting space for entertaining. To the rear, a beautiful sitting room provides generous living space and opens onto a fabulous, highly private garden—perfect for relaxing or hosting guests.

The spacious kitchen and dining area forms the heart of the home, complemented by a separate WC /utility room for added convenience. The well-balanced accommodation is arranged across three floors and includes a family bathroom, along with an en-suite shower room to the principal bedroom.

Immaculately presented throughout, the home combines period charm with practical modern living, all while enjoying delightful rural views. The generous garden also features a substantial timber summer house with power which would be perfectly suited as a stylish home office.

This is a rare opportunity to acquire a truly special home in a highly desirable and picturesque village location.

The Property
Located on the charming wharf in the heart of Shardlow, this delightful home forms part of an attractive row of character cottages in a truly picturesque setting. Deceptively spacious throughout, the property offers generous and versatile accommodation, making it an ideal family home.

Dining Room
Entered via a wooden front door, this charming and characterful dining room features slate tiled flooring, a beamed ceiling, and an exposed brick chimney breast housing a log burner, creating a warm and inviting focal point. Traditional wooden doors provide access to the kitchen, inner hallway, and WC/utility room, complete with central heating radiator and window to the front elevation.

Kitchen
This spacious farmhouse-style kitchen is beautifully appointed with a range of base units complemented by quartz-effect work surfaces and integrated appliances, including a dishwasher, under-counter fridge and freezer. A ceramic sink with mixer tap sits beneath a window to the front, while a range-style stainless steel cooker with matching extractor hood forms an impressive focal point, enhanced by tongue and groove panelled splash back.

The room enjoys a pleasant connection to the rest of the home, with a window looking through to the rear sitting room and views beyond, and access provided from the dining room and rear hall. Finished with a stunning slate tiled floor and the added comfort of underfloor heating.

Lounge
A superb single-storey extended sitting room featuring a pitched roof, a recessed chimney breast with a gas log burner-style fire and patio doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living.

The room is finished with slate tiled flooring, a central heating radiator, and a TV point.

WC/Utility
Accessed from the dining room, this thoughtfully designed space incorporates a WC along with a practical utility space, offering space for a stacked washing machine and tumble dryer, neatly concealed behind a cottage-style curtain. A useful storage cupboard provides additional practicality, while a rear elevation window allows for natural light. Finished with a central heating column radiator, this is a well-planned and functional addition to the home.

Inner Hallway
With flagstone flooring, access to Kitchen, Lounge, Dining room, Pantry Cupboard and stairs rising to the first floor.

First Floor Landing
With access to Bedrooms 1 & 2, Family Bathroom and stairs rising to 2nd floor.

Bedroom 1
A well-proportioned principal bedroom featuring a window to the front, allowing for plenty of natural light. The room benefits from two recessed fitted wardrobes, a charming feature fireplace, and a central heating radiator. A door leads through to the en-suite shower room.

En-Suite
Fitted with a modern three-piece suite comprising a quadrant shower cubicle with sliding glass doors and a plumbed mixer shower, a WC, and a wash hand basin. The room also features a central heating radiator, half-height panelling with ceramic tiling above, and a ceramic tiled floor.

Wall-mounted Baxi gas boiler and a window to the rear, providing natural light and ventilation.

Bedroom 2
A comfortable double bedroom featuring a window to the front, allowing for good natural light. The room benefits from a fitted wardrobe and a central heating radiator.

Family Bathroom
A well-appointed first floor family bathroom comprising a bath with shower over, a WC, and a wash hand basin. The room is finished with ceramic tiled flooring and fully tiled walls, and benefits from a central heating radiator and a window to the rear, providing natural light and ventilation.

Bedroom 3
A spacious second-floor bedroom featuring two rear-facing windows that flood the room with natural light. The room is completed with a central heating radiator, offering a bright and comfortable living space.

Bedroom 4
A generously proportioned L-shaped bedroom on the second floor, featuring a rear-facing sky light window that fills the space with natural light. The room includes a cupboard housing water tank and a central heating radiator, providing both storage and comfort.

Top Floor Landing

With access to Bedrooms 3 & 4, storage cupboard which spans the length of the bedrooms either side and stairs descending to 1st floor.

Garden & Outside

The property is approached via a private access road, with parking conveniently located in front of the house. A gate opens onto a blue brick path leading through a lawned foregarden to the front door.

To the rear, the garden offers stunning views across open countryside, complemented by a spacious patio area perfect for outdoor entertaining or simply enjoying the scenery. The level lawn extends from the patio, with direct access from the sitting room via patio doors. A superb timber summer house, currently used as a studio, adds versatility for a home office, hobby space, or relaxation area. The garden also benefits from a Hot Tub - which could stay by separate negotiation.

Rear access is available via a gate leading across the neighbouring property's garden; however, there is no through access, ensuring the garden remains exceptionally private.

AML Regulations

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2. These particulars do not constitute part or all of an offer or contract.
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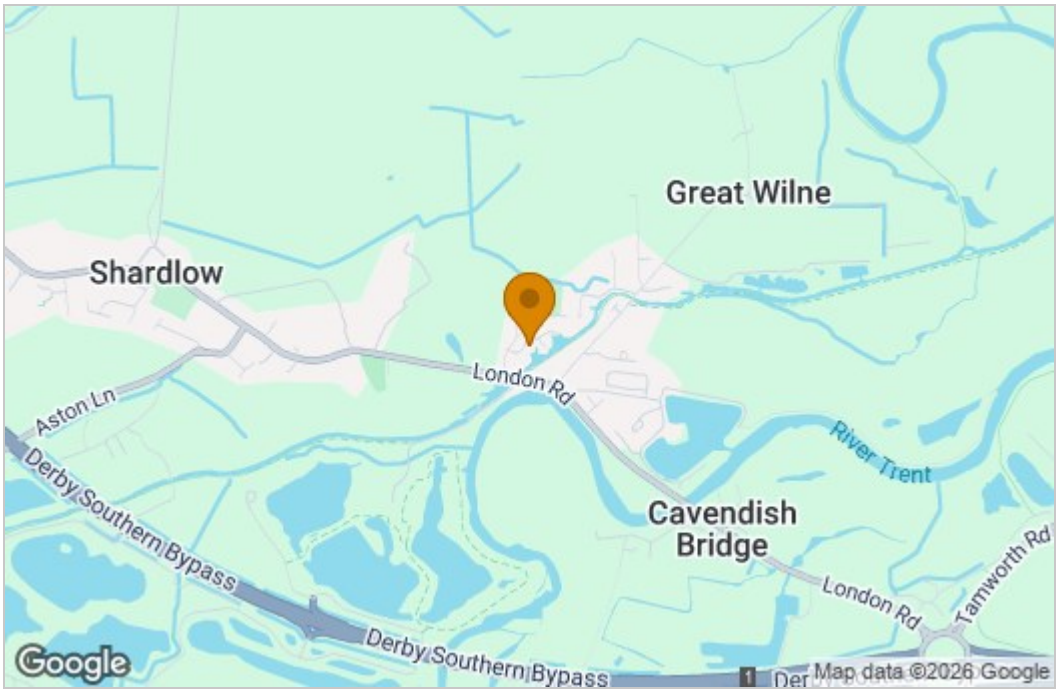
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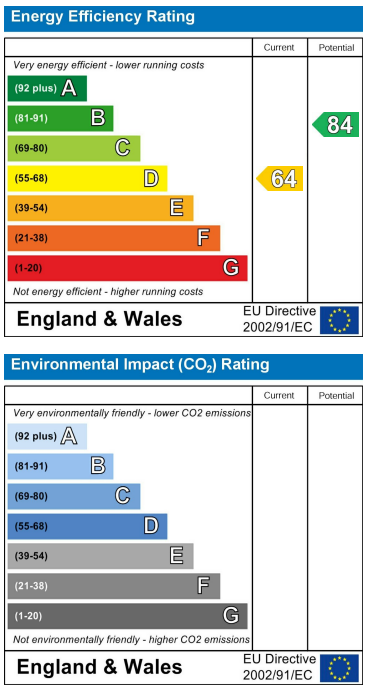
Floor Plan



Area Map



Energy Efficiency Graph



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