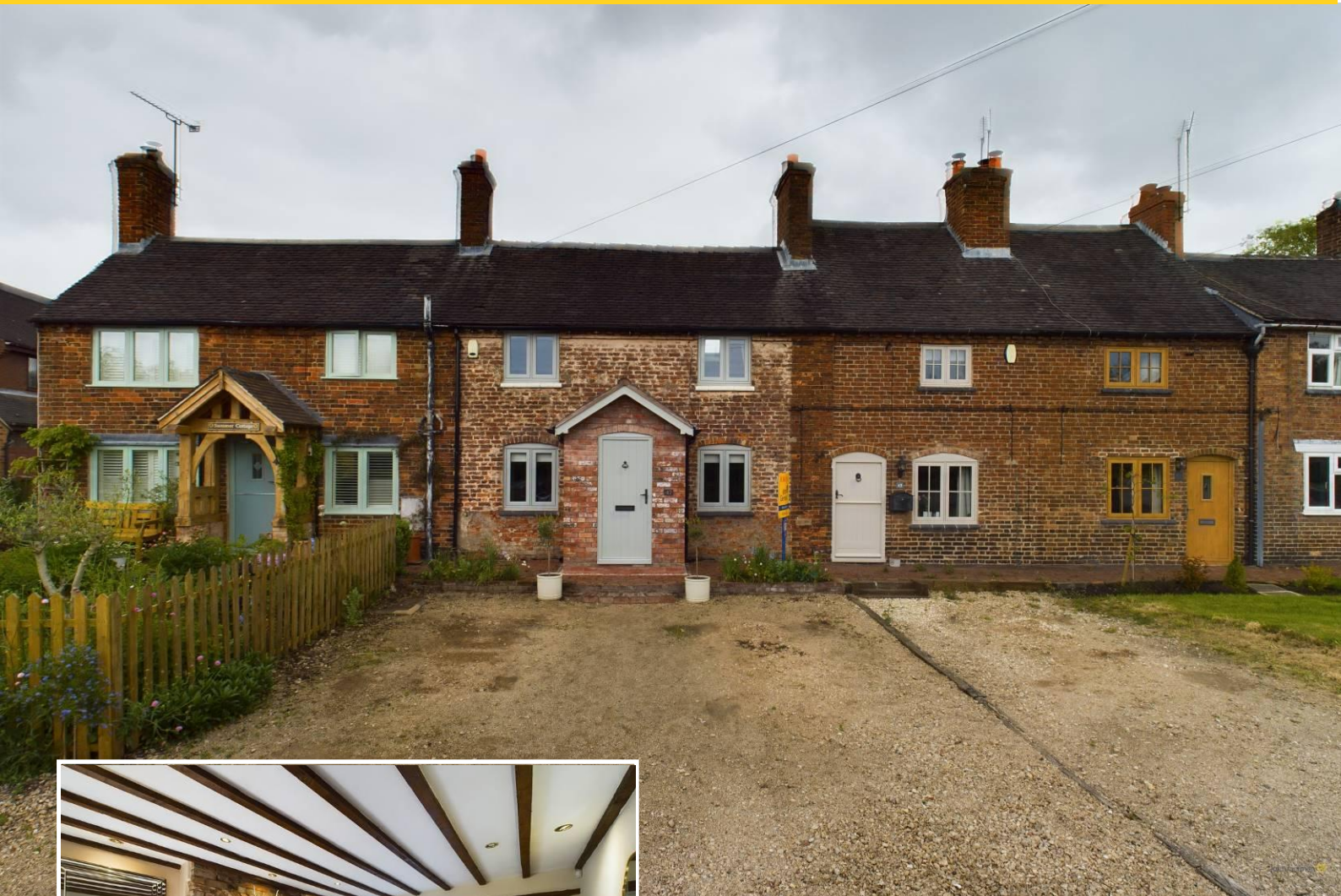


Ticknall Road

Hartshorne, Swadlincote, DE11 7AS



A delightful period former mill cottage exhibiting great character and charm together with excellent driveway and surprisingly large garden to the rear backing onto fields.

£265,000



John German

This highly appealing cottage is full of character with exposed beams throughout, braced and latch doors and a brick fireplace with log burner complemented by double glazing and oil fired central heating.

There is a composite entrance door leading into the entrance hallway which has an attractive timber panelled ceiling with Velux roof light, exposed brick wall feature and tiled flooring. There is an internal door in turn leading to the good sized sitting room which has a large feature brick fireplace and chimney breast housing a log burner on brick hearth, together with revealed beams, ceiling downlights and a fitted TV and wall cabinet.

Off the sitting room is an attractive character dining room again with a decorative cast iron fireplace having fitted shelf to the sides, revealed beams and stairs off in the corner with storage cupboard below and ceiling fitted downlights.

Off the lobby is a bathroom having a bath and tiled surrounds with a shower over and glazed screen, wash hand basin and WC, timber panelling surrounds, tiled flooring, exposed beams and downlights.

The property has an attractive kitchen with a bespoke range of character fittings, comprising base and wall cupboards, surmounted by oak worktops, there is an inset Belfast sink with mixer tap and tiled splashbacks, appliance spaces with plumbing for washing machine and dishwasher, inset electric hob with tiled splashback, extractor hood over and built under electric oven. There is also an oil fired boiler for the central heating and tiled flooring, revealed beams and two windows overlooking the rear garden. Off the kitchen is a small lobby which has a tiled floor and split stable style door leading out to the garden.

Ascend the stairs to the first floor where there is a small landing having Velux roof light above, together with a large master bedroom which is a generous double, having revealed beams, two Velux windows to the rear and an excellent range of built in fitted wardrobes.

Complementing this is a separate bedroom two which also has revealed beams, front facing window and built in storage cupboard together with loft access.

Outside the property is set back behind a very spacious stoned driveway capable of accommodating up to 4 cars, together with a brick step and raised patio area to the front. There is a rear pedestrian access and to the rear of the property there is a courtyard garden area with brick paved and gravelled patio areas, together with borders. A timber gate leads to a further larger area of garden having a useful timber garden shed with barbecue spot, extensive lawns with a pond and adjacent to countryside with pleasant views. There are outside lights and a garden tap.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA22012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

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