





Well maintained detached home with extended family sized accommodation including three double bedrooms and an suite, situated on a quiet cul de sac in the highly desirable village.

£300,000



Whether looking to move up or down the property ladder, viewing of this generously sized extended home is strongly advised to appreciate its room dimensions, scope for personalisation and its exact cul de sac position.

Situated in the highly desirable and sought after village within walking distance to its range of amenities including the first school, The Cavendish Arms public house, sports club and active village hall, tennis courts and bowling green and the picturesque church, plus the several walks through the surrounding countryside. The towns of Uttoxeter and Ashbourne are both within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke on Trent.

A glazed enclosed porch with timber and part obscured glazed double doors opens to the well proportioned lounge which has a wide front facing window providing an abundance of natural light and stairs rising to the first floor.

Part glazed double doors open to the fitted dining kitchen which extends to the width of the original home having a range of base and eye level units with fitted worktops and an inset sink unit set below the window overlooking the garden, a fitted electric hob with an extractor hood over and electric oven under, integrated appliances plus a built-in pantry. A uPVC part obscured double glazed door opens to the side elevation and double doors lead to the brick base and uPVC double glazed constructed conservatory providing an additional living space overlooking the garden with a tiled floor and uPVC double glazed door opening to the patio.

To the first floor, the landing has a built-in airing cupboard and doors to the three good sized bedrooms, all of which are able to accommodate a double bed with two having built in double wardrobes. The master bedroom benefits from a dressing area which has a fitted wardrobe and an en suite shower room with a three piece suite incorporating a double shower cubicle.

Completing the accommodation is the family bathroom which also has a three-piece suite incorporating a panelled bath with electric shower and glazed screen above, tiled splashbacks, plus half tiled walls and dual aspect windows.

Outside to the rear, a block paved patio leads to the garden which is mainly laid to lawn having well stocked borders containing a variety of shrubs and plants. The block paving extends to the side of the home, with gated access to the front. To the front, there is a wide block paved driveway providing ample offroad parking with a shrub bed and access to the garage which has an electric roller door, power and light and personal door to the rear.

What3words: grafted.goal.resold

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure

via their legal representative). **Property construction**: Standard

Parking: Drive & garage

Electricity supply: Mains. Water supply: Mains

Sewerage: Mains. Heating: Oil

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

Broadb and 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: Derbyshire Dales District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03072024

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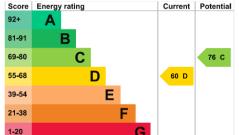
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9a Market Place, Uttoxeter, Staffordshire, ST148HY

John German

01889 567444

uttoxeter@johngerman.co.uk

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