



Extremely well maintained detached bungalow providing generously sized and versatile accommodation, occupying a cul-de-sac position enjoying a fabulous countryside view to the rear.

Offers over £360,000

John German

Internal inspection and consideration of this delightful, detached home is absolutely essential to appreciate its room dimensions and layout, condition, and most notably its quiet village cul-de-sac position enjoying fabulous far reaching views over the surrounding fields and countryside to the rear. Situated in the highly regarded and sought after village within easy reach of its range of amenities including The Cavendish Arms public house, sports club, active village hall and playing fields, first school, tennis courts and bowling green and the picturesque church. Several walks through the surrounding countryside are also on the doorstep. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A uPVC part obscure double glazed door to the side of the property opens to the entrance hall with doors leading to the versatile accommodation and to the guest WC. The lovely lounge has a focal open fire with a feature natural slate surround, and wide uPVC double glazed sliding patio doors providing an abundance of natural light along with the far-reaching view and access to the patio. The fitted kitchen is also positioned to the rear of the home, again with wide uPVC double glazed sliding patio doors enjoying those lovely views and access to the patio. There is an extensive range of base and eye level units with work surfaces and an inset sink unit set below the wide side facing window, fitted electric hob with an extractor hood over, built in double electric oven, integrated dishwasher, plus plumbing for a concealed washing machine.

There are three good size bedrooms, two of which can easily accommodate a double bed. The front facing master has fitted wardrobes to one side, and the central second bedroom, currently used as a dining room, with fitted cupboards to one side, incorporating a pull-down double bed. Completing the accommodation is the fully tiled bathroom, having a coloured two-piece suite incorporating a panelled bath with an electric shower over, plus a separate fully tiled WC.

Outside, to the rear, an elevated westerly facing paved patio takes full advantage of the far-reaching views over the surrounding fields and countryside, with steps leading to a further paved seating area ideal for entertaining, with space for a summerhouse and shed, plus the garden which is laid to lawn. Having well stocked beds and borders containing a large variety of shrubs and plants, all enclosed to three sides, enjoying a degree of privacy.

To the front there is a gravelled fore garden containing a large variety of shrubs and plants. A tarmac driveway extends to the side of the home providing ample parking, leading to the attached garage which has an electric up and over door, power and light, plus a personal door to the rear patio.

Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

What3words: brisk.composts.hidden

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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).

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: Derbyshire Dales District Council / Tax Band D

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

Our Ref: JGA/25032025

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Approximate total area⁽¹⁾

957.25 ft²

88.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

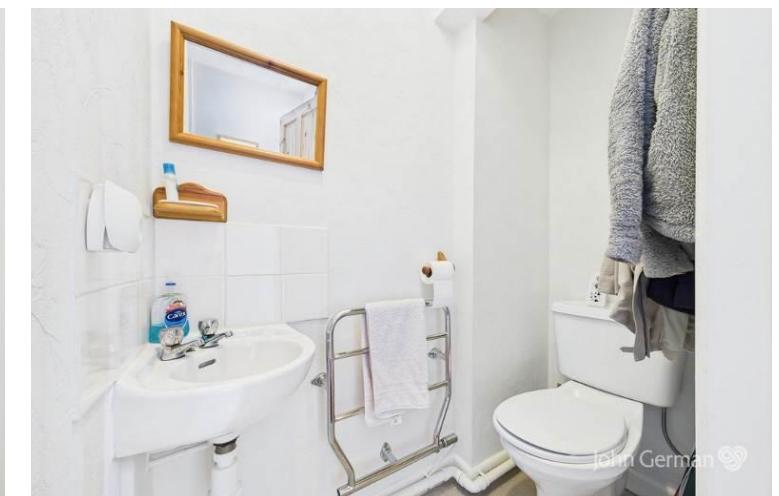
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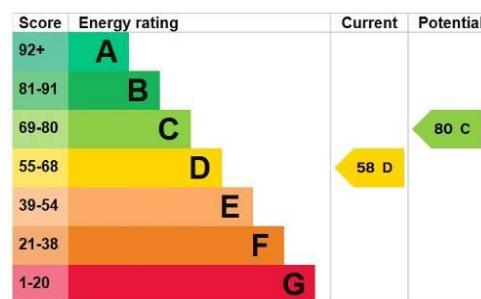


Ground Floor Building 2



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Agents' Notes
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