

# The Bungalow

Somersal Herbert, Ashbourne, DE6 5PD

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£450,000

**Spacious two bedroom detached bungalow set on approx. 0.5 acre, offering over 1200 sq ft of ground floor accommodation. Detached garage, large driveway, extensive gardens and an train carriage. Semi-rural location with good access to Uttoxeter and surrounding towns.**



The Bungalow is a spacious two bedroom detached bungalow set within an overall plot of approximately 0.5 acre, offering a generous amount of space both internally and externally. Extending to over 1200 sq ft of gross internal floor area, the bungalow is arranged entirely on the ground floor and is well suited to buyers seeking practical and accessible accommodation. The layout includes two double bedrooms and well proportioned living space, with clear potential for updating or reconfiguration to suit individual requirements.

Outside, the property benefits from a detached garage and a large driveway providing ample off street parking. The gardens are a particular feature, offering a substantial outdoor space that will appeal to garden enthusiasts or those looking for a larger plot with future potential. An unusual and characterful addition is an old train carriage positioned within the garden, currently providing useful storage and offering scope for use as a quirky entertaining or leisure space during the summer months. The property is situated in a popular semi rural location, with convenient access to Uttoxeter, Burton, Derby and Ashbourne, making it a practical choice for a range of buyers seeking space, potential and a well connected setting.

The property is entered via a reception hallway, with doors providing access to the guest cloakroom, sitting room, bathroom, both bedrooms and the dining kitchen.

The sitting room is a bright, dual aspect space with windows to the side and French doors opening to the front. An open fireplace provides a central focal point. The guest cloakroom is fitted with a low level WC and wash hand basin. Bedroom one is a generous double room, benefiting from dual aspect windows to the side and rear, while bedroom two is also a well proportioned double.

The bathroom is fitted with rolled edge surfaces incorporating an inset sink with vanity cupboards and drawers below, along with a bath featuring a chrome mains shower and glass shower screen.

The dining kitchen offers rolled edge work surfaces with an inset stainless steel sink and drainer, complemented by a chrome mixer tap. There is a range of base and wall cupboards, including one housing the boiler, with space for a freestanding oven. Doors lead to a useful pantry with shelving, a study, the hallway and garden room.

A garden room with quarry tiled flooring provides an additional reception space, particularly suited for use during the summer months. This leads into a utility area, also with quarry tiled flooring, fitted with a 1 ½ sink and drainer, cupboards and drawers below, wall mounted units, and appliance space with plumbing for a washing machine and tumble dryer.

The detached garage is fitted with an up and over door, power and lighting, with a useful garden store room attached to the rear. To the front of the property is a large tarmac driveway providing ample off street parking, bordered by mature planting. The rear garden is generous in size and includes a patio seating area with a slate section.

To the side of the property is a substantial and secluded garden area featuring a variety of plants and trees, seating areas and a pond. A distinctive feature is the train carriage set within this space, complete with timber decking, offering a versatile area for summer entertaining or additional storage.

**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:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** LPG

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

**Broadband type:** FTTC 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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09022026





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Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

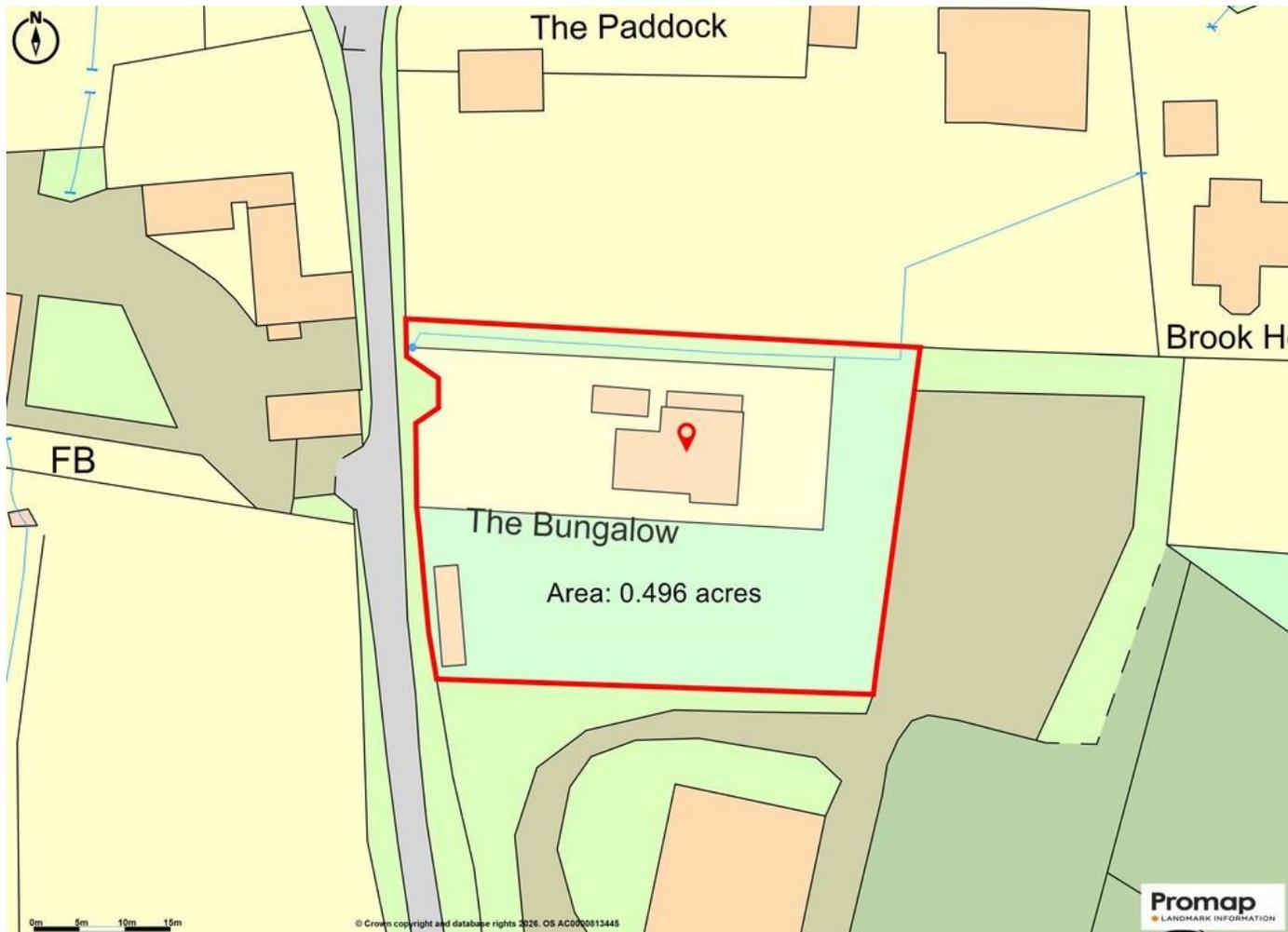
1449 ft<sup>2</sup>

134.6 m<sup>2</sup>

(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.

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#### Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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