

Crosswinds

Caldwell, Derbyshire

Unmistakably
John German 





Crosswinds



Sandy Lane, Caldwell, Swadlincote,
Derbyshire, DE12 6RL

An exceptionally spacious 4/5 bedroom detached bungalow with detached triple garage complex set within gated grounds of approximately one acre in a secluded and private location.

Entrance Hall, Impressive Lounge, Dining Room,
Large Breakfast Kitchen, Hall, Cloakroom,
Games Room/Bedroom 5, Inner Hall,
Four Double Bedrooms, Bathroom, Hot Tub Room,
Detached Triple Garage, Shower Room and
Kitchen Area.

Formal Gardens, Fenced Paddock and Dog Run.

Convenient for Link Roads to Major Centres,
Double Glazing, Solar Panels, Oil Fired Central Heating,
CCTV, Sound System and Monitored Alarm.

**Offers over
£600,000**



Enjoying a secluded semi-rural position located on a quiet lane yet so convenient for link roads to major centres, Crosswinds is an exceptionally spacious four/five bedroom detached bungalow with detached triple garage complex set within gated private grounds of approximately one acre. The property would cater for a variety of buyers including larger or three generation families and features oil fired central heating, solar panels and double glazing. There is an in/out driveway with twin electric gates and stone pillars, a CCTV system, monitored alarm and an integral sound system. The grounds offer parking areas for numerous vehicles, a formal garden area with hot tub room, a gated paddock and dog run. The triple garage has a kitchen area and shower room. Highlights of the bungalow include the dining hall, an impressive 33'10" lounge with brick inglenook and wood burner, large kitchen with island bar, games room/bedroom five and four double bedrooms.

Caldwell is well placed for access to the A444, A38, A/M42 and major centres including Ashby de la Zouch, Swadlincote, Tamworth, Burton upon Trent, Lichfield and Birmingham.

Directions

From the A444 Cadley Hill traffic island, follow Cadley Lane and continue towards Caldwell. Go under the railway bridge and continue to the sign post, turning left onto Sandy Lane. Continue past Badger Wood to the green and turn left onto the lane (which is maintained by the council). Crosswinds is approximately 200 meters on the right.

From the A38 via Walton on Trent, continue to Rosliston along Main Street to Linton Road and turn left signposted Caldwell. Turn right onto Sandy Lane and eventual right at the green.

The detailed accommodation comprises:

Double glazed entrance door with side panels and arch to:

Entrance Hall

3.25m x 5.14m (approx 10'7" x 16'9"). An impressive hall with coving, ceiling rose, access to the inner hall and glazed double doors to:

Lounge

10.31m x 3.8m x 4.44m (approx 33'10" x 12'5" x 14'7"). A light and spacious room with twin bay windows to the side and further window to the front. An impressive brick Inglenook fire with beam over and stone hearth with inset wood burner with canopy is the focal point. The room also features coving, ceiling rose and views over the courtyard towards the garden.

Dining Room

3.35m x 2.74m x 2.44m (approx 11'0" x 9'0" x 8'0"). With coving and window to the rear.



Breakfast Kitchen

5.05 x 3.96m (approx 16'7" x 13'0"). Fitted with an extensive range of base and wall cabinets, glazed display cabinet, wine rack, one and a half bowl sink with mixer tap, Rangemaster range oven with gas hob and electric double oven, dishwasher, freestanding island bar with cupboards under, coving, downlights, window to front and French doors to rear sun deck.

Utility

2.44m x 2.74m (approx 8'0" x 9'0"). Work surface with cupboards under, recess for washer or dryer, tall store cupboard, central heating boiler, tiled floor, window and door to the rear.

Hall

2.51m x 3.89m (approx 8'3" x 12'9"). With tiled floor, window and door to the front, coving and dado rail.

Cloakroom

Comprising w.c., wash hand basin, part tiled walls and window to rear.

Games Room/Bedroom Five

5.05m x 5.2m (approx 16'6" x 17'10"). Built-in cupboard and windows to the front, side and rear. A versatile room with potential use as a bedroom for a dependant relative.

Inner Hall

With ornate coving, sun tube, doors to the bedrooms and bathroom.

Bedroom One

5.56m x 3.66m (approx 18'3" x 12'0"). A large room with coving, twin windows to the side and inner archway.

Bedroom Two

3.66m x 4.98m (approx 12'0" x 16'4"). With coving and dual aspect windows to the front and side.

Bedroom Three

4.57m x 3.66m (approx 15'0" x 12'0"). With down lights, coving and window to the rear.

Bedroom Four

3.02m x 3.66m (approx 9'11" x 12'0"). A fourth double bedroom with coving and window to the side.

Bathroom

3.35m x 2.57m (approx 11'0" x 8'5"). A good sized room with corner panelled bath, tiled corner shower enclosure with curved glazed doors and Mira mixer, wash basin with cupboards under, w.c, half tiled walls, coving and window to the rear.

Detached Triple Garage

6.22m x 8.53m (approx 20'5" x 28'0"). With triple up and over powered remote control doors, power and light. Internal door to the annexe.

Shower Room

3.1m x 2.06m (approx 10'2" x 6'9"). Corner tiled shower enclosure with glazed doors and Aquatronic mixer, wash hand basin, w.c, downlights and window to the side.

Kitchen

2.92m x 2.06m (approx 9'7" x 6'9"). Work surface with cupboards under, sink unit with mixer tap, window to the front and side plus door to the side.

**Outside**

The property has twin entrance electric gates leading to a large pebbled drive with central ornate water feature. There is a hedgerow screen providing privacy to the front. Further pebbled driveway to the side leading to the triple garage. Wall with inset lighting and sun deck to the rear. There is a second decked area with hot tub room. The extensive lawned garden has inset shrubs and trees with hedgerow to the perimeter. There is also a fenced paddock area.



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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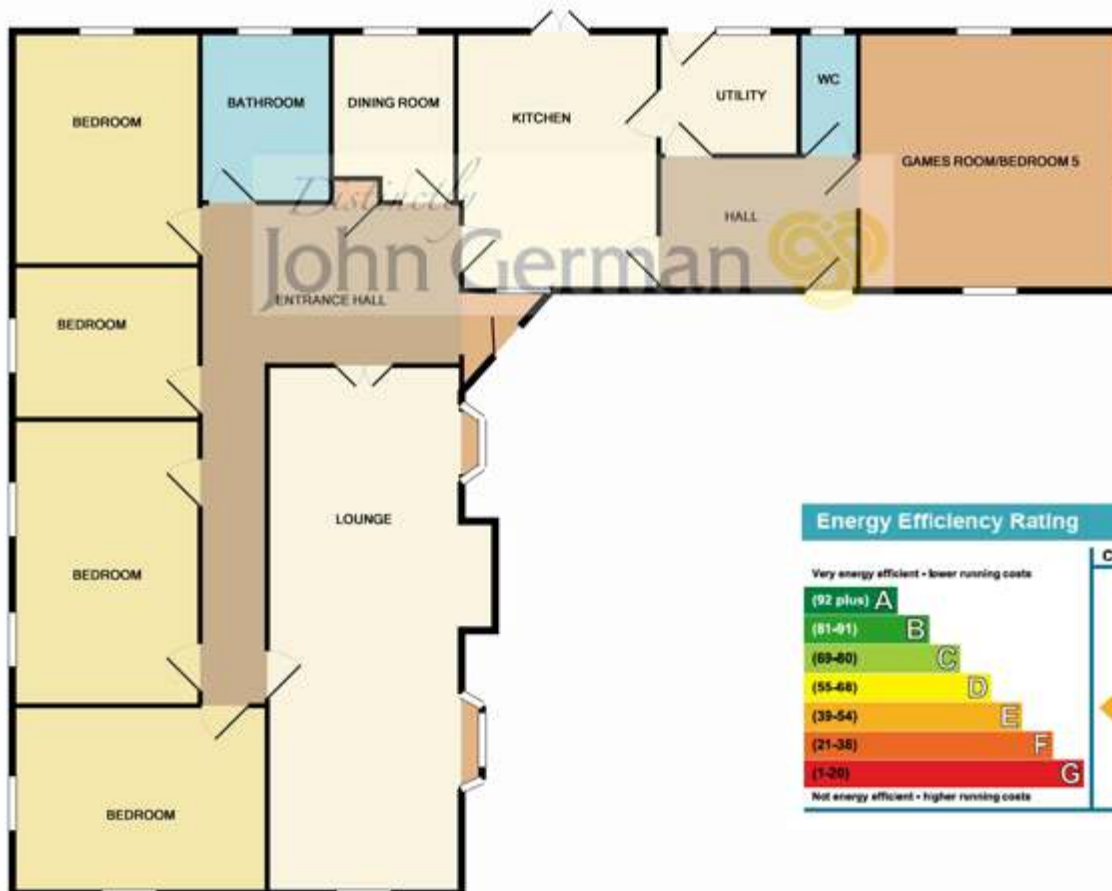
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Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

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