



An attractively situated family home with additional reception room and large conservatory, conveniently located for village amenities, the A38 and A50.

Guide Price £245,000



Accommodation

There is an open porch to the front with composite entrance door leading into the hallway which has lino flooring and stairs off together with access to a fitted cloakroom/WC. An inner door gives access to the attractive lounge which also has lino flooring and decorative fireplace together with patio doors opening to a spacious double glazed conservatory with tiled floor and French doors to the garden.

Off the living room is the kitchen which has a stylish contemporary range of base and wall cupboards with roll edge work surfaces, inset one and a half bowl sink and mixer tap with tiled splashbacks, inset stainless steel gas hob with matching splash back and extractor hood over together with an eye level double oven and grill. There are further appliance spaces and plumbing for an automatic washing machine and dishwasher. Doors lead to the side elevation and to an excellent family/dining room with lino floor, window to front and cupboard housing the gas fired boiler.

On the first floor are three bedrooms, bedrooms one and two both have built-in wardrobes, all served by the modern family bathroom complete with bath in tiled surrounds with centre taps, electric shower and glazed screen over, pedestal wash hand basin, low level WC, built-in storage cupboards and window to front.

Outside

A broad tarmac drive provides off road parking and side access leads to the enclosed rear garden that has a paved patio area, lawn with display borders and concrete base for a shed.

Note: Planning has been applied for dwellings to be built on the fields behind the property.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Broadband services are available.

Useful Websites: www.environment-agency.co.uk
www.southderbyshire.gov.uk

Our Ref: JGA/25012021

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



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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