





**** DETACHED BUNGALOW ON A LARGE PLOT ****
SOUTH FACING PLOT ON 0.24 ACRE ** GARAGE
AND WORKSHOP

This traditional and well-proportioned bungalow, offered for sale without an upward chain, warrants careful consideration and inspection to fully grasp its extensive potential, spacious room dimensions, and the plot's capacity for additional expansion (pending necessary planning permissions). Positioned beautifully on a tree-lined road leading to St. Cuthbert's Church, the property's charm is further enhanced.

Conveniently located within walking distance to village amenities, including a convenience shop, post office, a first school, the Cavendish Arms public house, sports club, an active village hall, tennis courts, and scenic countryside walks. The towns of Uttoxeter and Ashbourne are easily commutable, as is the nearby A50 dual carriageway, providing access to the M1 and M6 motorways. Additionally, the cities of Derby and Stoke-on-Trent are within reachable distances.



Hallway

With a timber double glazed front entry door leading into, double glazed window to the front elevation, a range of built-in cupboards one of which houses a comprising of hanging rails and shelving, electric storage heater, smoke alarm, internal door leads to:

Kitchen

With a double glazed window to the front elevation, the kitchen features range of matching base and eye level storage cupboards and drawers with the drop edge preparation work surfaces and complementary tiling surrounding. A range of integrated appliances include 1/2 stainless steel sink and drainer with mixer tap, oven/grill, space for further integrated appliances and plumbing space for undercounter white goods, spotlighting to ceiling. Opening leading to:

Dining Area

With a double glazed window to the front elevation and UPVC double glazed sliding doors, leading to the rear patio and electric heater.

Bedroom One

With a double glazed window to the side elevation, electric storage heater, internal door leading to:

Bedroom Two

With a UPVC double glazed window to the rear elevation, a range of built-in fitted wardrobes, comprising of hanging rails and shelving with mirrored fronts and electric storage heater.



En-suite

Featuring a three-piece shower room suite comprising of low level WC with continental flush, floating wash hand basin with chrome tap fittings, enclosed shower cubicle with electric shower over and complementary tiling to both floor and wall coverings, extractor fan, wall heater and spotlighting to ceiling.







Bathroom

With a frosted double glazed window to the front elevation, featuring a three-piece family bathroom suite comprising of low-level WC, pedestal wash hand basin with chrome tap fittings, bathr unit with electric shower over and folding shower screen, complementary tiling to wall coverings and extractor fan.

Lounge

With the focal point of the room being the open fireplace with a brick surround and mantle (which can service the hot water in a back boiler) electric storage heater, service hatch, internal glass panel double door lead to:



Garden Room

Featuring UPVC double glazed windows to rear and side elevations, UPVC double glazed French doors lead to the rear garden.

Side Entrance

With a glazed front entry door, and a further rear door leading to the patio. Within the side entrance is a timber and brick framed WC, internal doors lead to:

Garage

With an electric up and over door to the front elevation, with vented access for drier, internal door leads to:



Workshop

With two glazed windows to rear and side, elevations, power and lighting.

Lean To

The timber frame lean to conservatory consists of glazed windows to side and rear elevations and the door leading into the garden.

Outside

The property is approached via gated entry leading onto the

driveway providing ample off road parking space. The secluded frontage has a mature treeline enclosing the boundary, providing a high degree of privacy. Gated entry provides access to the rear garden. A patio spans off the rear of the home providing an ideal entertaining space to enjoy the south facing aspect views, having plenty of natural sunlight. The gardens have vegetable beds and laid to lawn gardens and pond. Situated throughout the garden are timber framed garden sheds, providing ample storage space.









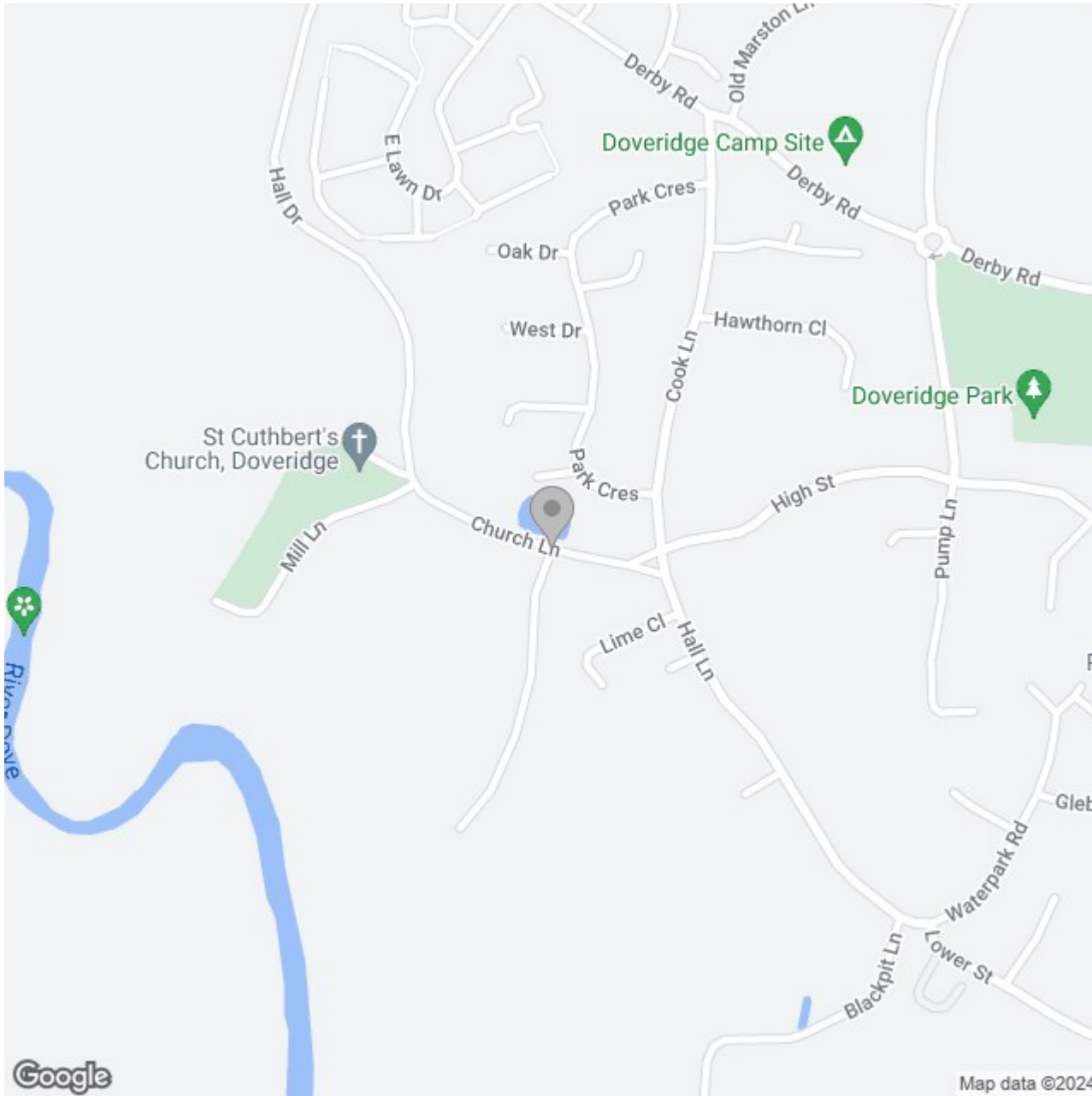






Total area: approx. 148.8 sq. metres (1601.9 sq. feet)

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxeter-Ashbourne
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	