





A detached bungalow, situated on the outskirts of this highly desirable Staffordshire village. Having a rural aspect to the front, elevation with views across open fields, whilst maintaining an element of privacy and tranquility. Offering the discerning buyer much potential for re-development and improvement, the opportunity here is to create a beautiful village home, more in keeping with its neighbouring properties and specific to the buyers taste and needs.

The property sits within the centre of the plot, and is approached via generous driveway, with a front garden and side access to a single garage. On entering the property there is a hallway with access to all ground floor rooms and a dog leg staircase which leads to the first floor. To the left of the hall is the living room, which runs front to back and adjacent to this a breakfast kitchen, leading to a useful utility. Ground floor double bedrooms are situated to the front and rear, both served by a central bathroom.

On the first floor there is an open plan bedroom, currently used as a hobby room with three large Velux windows framing a magnificent view across neighbouring property's and the open countryside.

To the rear, there is an enclosed garden mainly laid to lawn with patio area. Offered with the benefit of vacant possession, viewing can be arranged by sole agent Abode by calling 01283 845888.



Entrance Hall
12'6 x 6'6

Living Room
22'1 x 11'6

Dining Kitchen
13'1 x 12'5

Utility Room
10 x 7'1

Front Bedroom
14'11 x 12

Rear Bedroom
11'5 x 10'6

Bathroom

First Floor

First Floor Bedroom
21'6 x 11'4

Outside

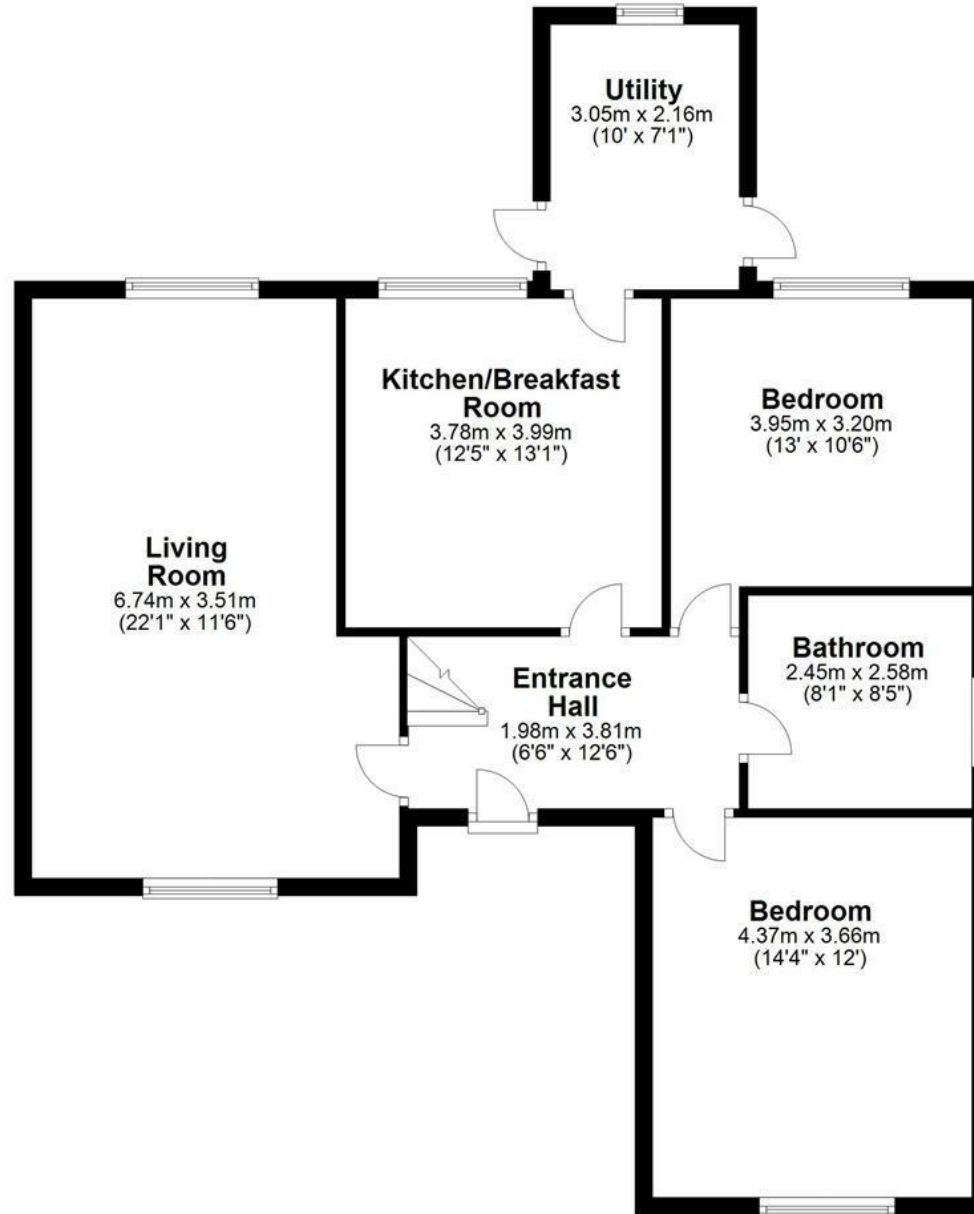






Ground Floor

Approx. 90.8 sq. metres (977.9 sq. feet)

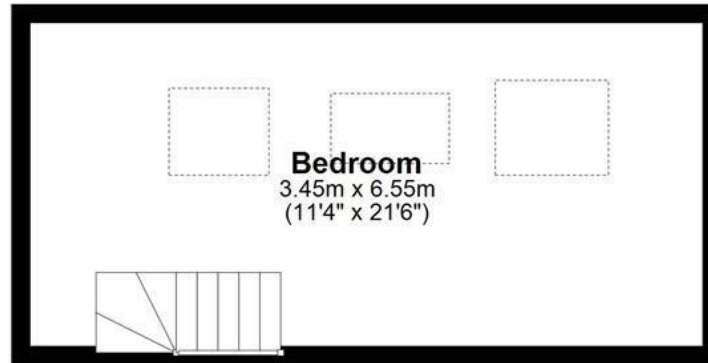


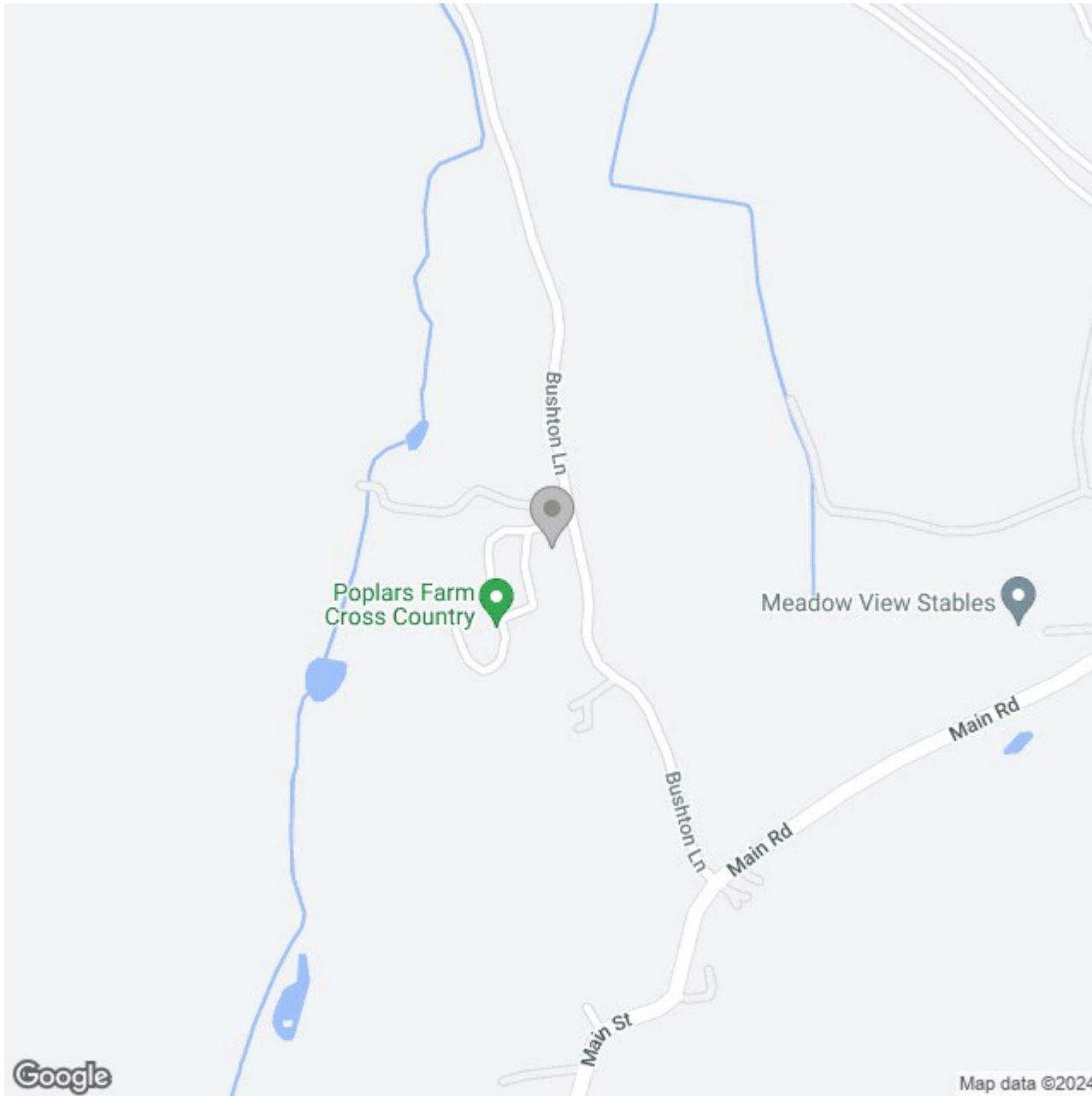
Total area: approx. 113.5 sq. metres (1221.5 sq. feet)

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

First Floor

Approx. 22.6 sq. metres (243.6 sq. feet)





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	