







## Spacious Extended Family Home with Gated Driveway & Garden

This well-presented and significantly extended family home offers generous living space, a gated driveway, block-paved off-road parking, and an attached garage. Ideally located for access to Ashbourne, Uttoxeter, and major routes including the A50, M1, and M6, the property also benefits from nearby schools, shops, and leisure facilities.

The ground floor includes a tiled porch with double-glazed windows, leading to a central hallway with storage. There are two reception rooms: a front-facing lounge with bay window and fireplace, and a sitting room with open chimney breast. The bright dining room features a vaulted glazed roof and French doors to the rear garden. The modern kitchen includes a breakfast bar and stable door, with a utility room beyond housing a Belfast sink and appliance space.

Upstairs, there are four bedrooms and fitted family bathroom with bath and shower. A stained-glass window adds character to the landing.

The rear garden includes useful outbuildings, and the property is finished to a high standard throughout.

Early internal viewing is highly recommended.





## Porch

Includes two UPVC double glazed windows to the front and side elevations. Entry via the front door, with tiled flooring throughout. Internal frosted PVC door leads to:

## Hallway

Features a UPVC double glazed window to the side elevation, telephone point, and staircase rising to the first-floor landing. Includes a useful storage cupboard and central heating radiator. The electrical consumer unit is housed here. Internal doors provide access to:

## Lounge

Located at the front of the property with a UPVC double glazed bay window. The room features an open fireplace with granite hearth and composite Adam-style surround. TV aerial point included.

## Sitting Room

Includes space for a fireplace, with an open chimney breast featuring exposed brick backing and a tiled mantle and a central heating radiator fitted.

## Dining Room

With a conservatory style perspex room and fitted with oak-effect laminate flooring throughout. With UPVC double glazed french doors leading to the rear patio. Includes a central heating radiator and a vaulted glazed roof. Internal doors provide access to adjoining rooms.



## Kitchen

Includes a UPVC double glazed window to the rear elevation and a UPVC double glazed stable door providing access to the rear garden. Complementary tiled flooring runs throughout. The kitchen is fitted with a range of matching base and wall-mounted storage units with drop-edge preparation work surfaces and a breakfast bar. Integrated appliances include a one and a half stainless steel sink with drainer and mixer tap. There is an extractor fan, plumbing, and space for freestanding white goods. Internal door leads to:











### Utility Room

Also finished with complementary tiled flooring. Includes plumbing and space for freestanding white goods, a Belfast ceramic sink, and an extractor fan.

### Shower Room

A stylish three-piece suite comprising a low-level WC with continental flush, a pedestal wash hand basin, and a corner shower cubicle fitted with an electric shower. Complementary tiling enhances both the walls and floor, providing a cohesive and modern finish. The room benefits from a UPVC double glazed frosted glass window to the side elevation, allowing natural light while maintaining privacy. A chrome heated towel radiator completes the space, adding both comfort and a contemporary touch.

### Landing

Includes a bespoke PVC double glazed stained glass window to the side elevation. Provides access to the loft via a hatch with pull-down ladder. Internal panel doors lead to the adjoining rooms.

### Bedroom One

The two story extension provides a further bedroom, located at the rear of the property, this room includes a UPVC double glazed window and a central heating radiator.

### Bedroom Two

Positioned at the front of the property, featuring a UPVC double glazed window and a central heating radiator.

### Bedroom Three

Situated at the rear, with a UPVC double glazed window and central heating radiator.

### Bedroom Four

At the front of the property, this room includes a UPVC double glazed window to the front elevation and a central heating radiator.

### Bathroom

The bathroom has two UPVC double glazed frosted windows to the side elevation. It is fitted with a three-piece suite comprising a low-level WC, bath with shower over and folding glass screen, and a cream pedestal wash basin. There is a central heating radiator with towel rail, spotlighting to the ceiling, and wall tiling.



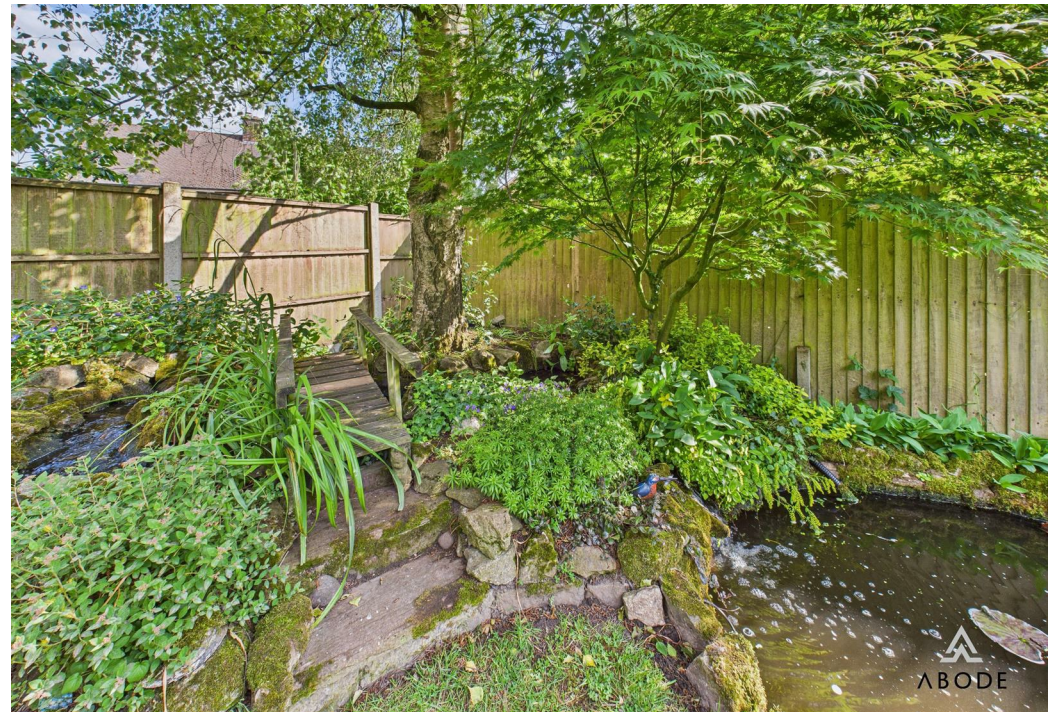












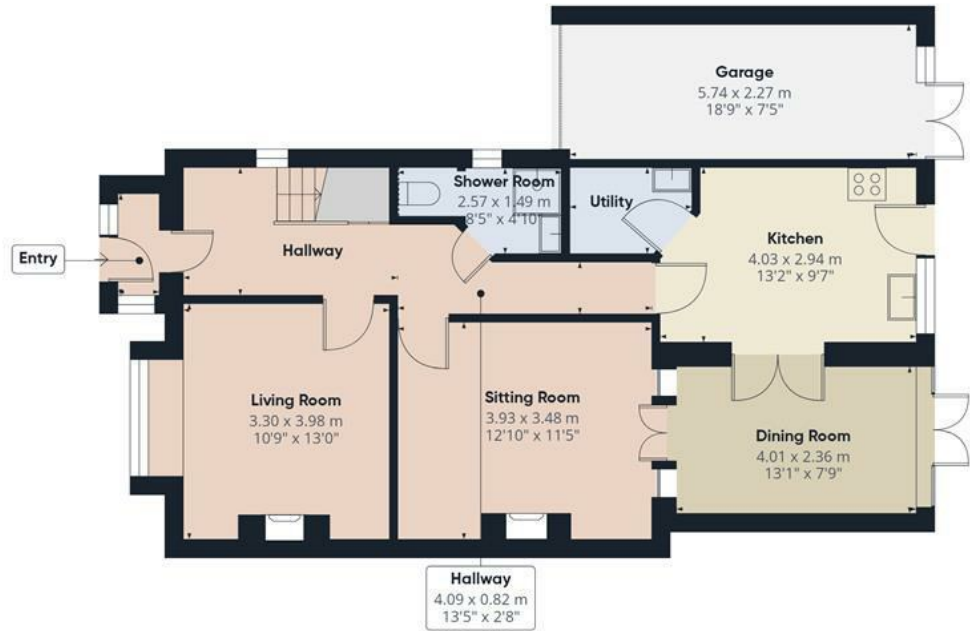












Floor 0



Floor 1

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

130.7 m<sup>2</sup>

1406 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(1) Excluding balconies and terraces

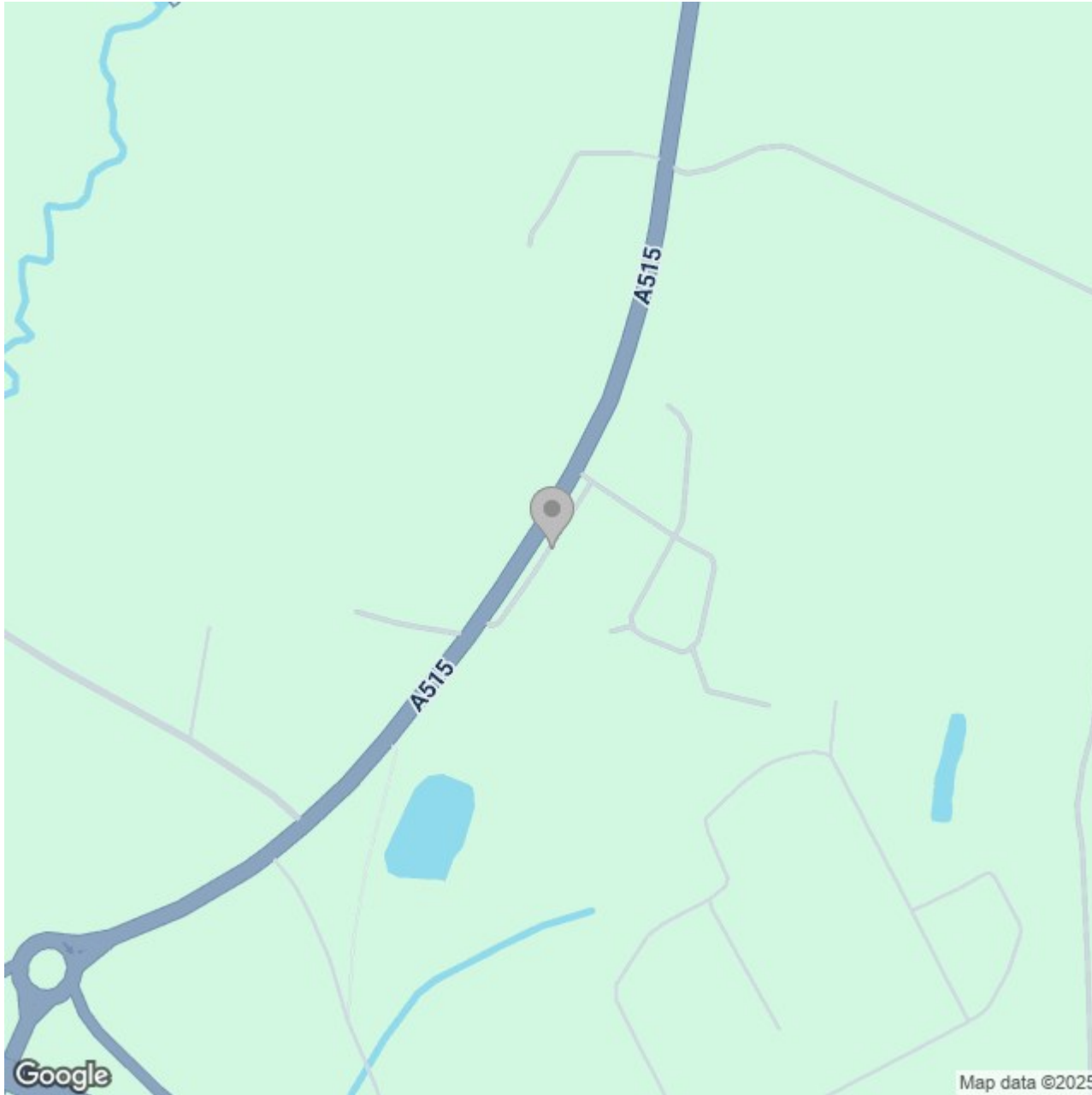
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 