





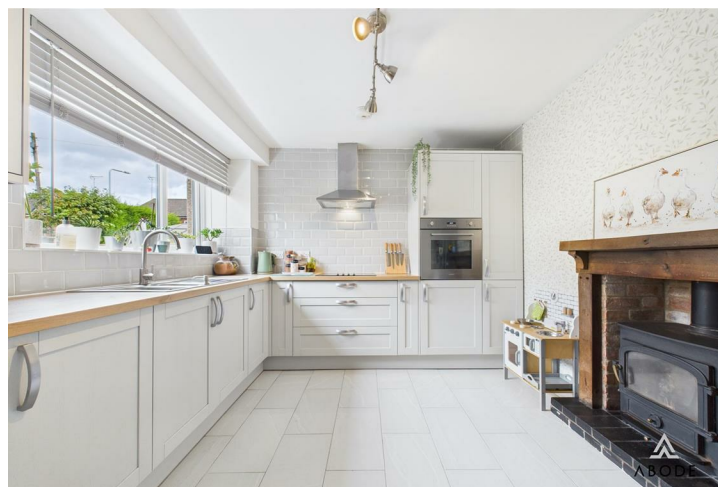
This charming and well-presented home offers spacious, light-filled accommodation with gas central heating and double glazing throughout.

The ground floor begins with a welcoming porch featuring tiled flooring, a timber frosted glazed front door, and a beautiful stained glass window, which leads into a spacious hallway with a staircase to the first floor and access to the main rooms. The lounge is bright and airy, with sliding doors opening to the rear garden, creating a seamless connection between indoor and outdoor living. The modern kitchen diner is stylishly finished with wood block effect work surfaces, matching storage units, and integrated appliances, complemented by a striking cast iron fireplace and a feature stained glass window. A practical utility room with rear access provides extra appliance and storage space, and there is also a useful under-stairs cupboard for everyday convenience.

Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom overlooks the rear garden, the second is a bright front-facing room with built-in storage, and the third offers versatility as a child's room, guest bedroom, or home office. The family bathroom is finished to a high standard, with a three-piece suite, shower over bath, stylish tiling, heated towel radiator, and additional airing cupboard.

The property is set in a well-served village with a school, shop, pub, village hall, doctor's surgery, and easy access to the market towns of Uttoxeter and Ashbourne, as well as major transport links via the A50, M1, and M6. Outside, there is a front forecourt garden, an enclosed rear garden with gated access.

Viewing by appointment only.



Porch

A charming entrance area featuring tiled flooring throughout, a timber frosted glazed front entry door, and a beautiful feature stained glass window. An internal door leads through to the main hallway.

Kitchen/Diner

A beautifully modernised and spacious kitchen diner, flooded with natural light via a UPVC double glazed window to the front elevation. This well-equipped kitchen features a comprehensive range of matching base and eye-level storage cupboards and drawers, all complemented by wood block effect drop-edge preparation work surfaces and stylish tiling to both the floor and walls.

Integrated appliances include a Smeg four-ring hob with a stainless steel extractor hood and grill, a one and a half stainless steel sink and drainer with mixer tap, and plumbing provisions for freestanding and under-counter white goods. The room also benefits from a central heating radiator, a charming feature stained glass window, smoke alarm, and a stunning focal point cast iron burning fireplace with timber mantle and exposed brick hearth and back. A handy under-stairs storage cupboard adds practical everyday convenience

Hallway

A welcoming and spacious hallway with a staircase rising to the first-floor landing. Finished with a central heating radiator and smoke alarm, with internal doors providing access to the principal ground floor rooms.



Lounge

A bright and spacious living area featuring UPVC double glazed sliding doors that open out to the rear garden, allowing for plenty of natural light and easy indoor-outdoor living. The room includes a TV aerial point and central heating radiator—ideal for relaxing or entertaining.







Utility Room

A practical space featuring a rear glazed timber door providing access to the rear of the property. The utility houses the central heating gas boiler and offers additional space for appliances or storage—ideal for everyday functionality.

Landing

A spacious landing provides access to the loft via hatch, with a fitted smoke alarm and internal doors leading to the bedrooms and bathroom.

Bedroom One

A well-proportioned double bedroom featuring a UPVC double glazed window overlooking the rear elevation and a central heating radiator.

Bedroom Two

A bright and airy room with a UPVC double glazed window to the front elevation, central heating radiator, and the added benefit of a built-in storage cupboard—ideal for keeping things neatly tucked away.

Bedroom Three

A comfortable bedroom with a UPVC glazed window to the rear elevation and central heating radiator—perfect as a child's room, guest space, or home office.

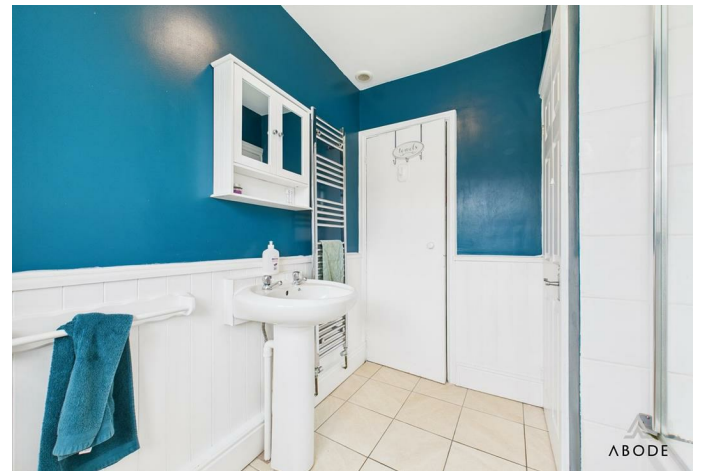
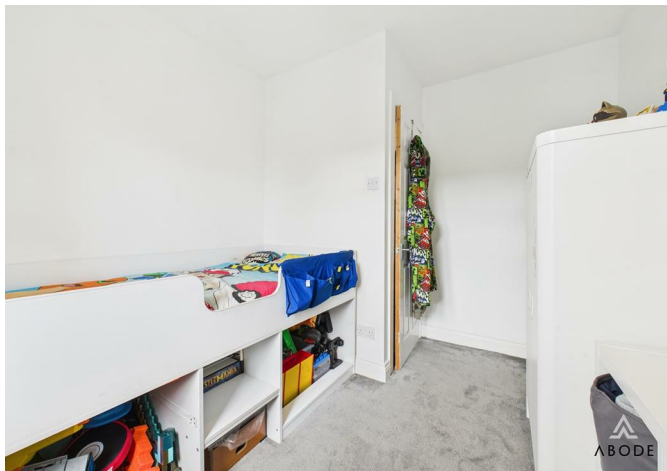
Family Bathroom

Finished to a modern standard, the bathroom includes a three-piece suite comprising a low-level WC, pedestal wash basin, and a bath with shower over and glass screen. Stylish tiling complements both the floor and walls. Further features include a UPVC double glazed frosted window to the front, chrome heated towel radiator, extractor fan, and a useful airing cupboard with eye-level shelving for extra storage.

Outside

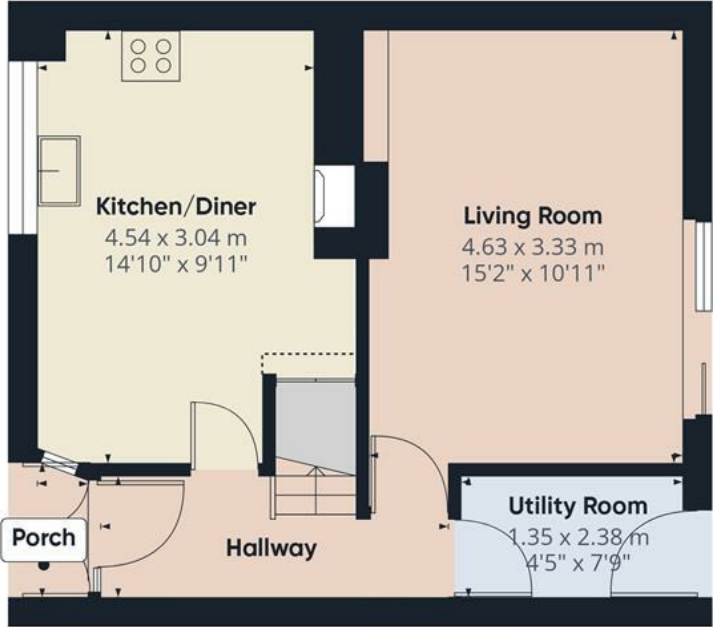
The rear space features a neatly laid artificial lawn alongside a stylish paved patio area, perfect for outdoor seating and entertaining. A timber shed provides practical storage, while the garden also includes a children's play area with ample room for activities. The south-facing aspect ensures the garden enjoys plenty of natural sunlight throughout the day, making it ideal for relaxing and entertaining alike.



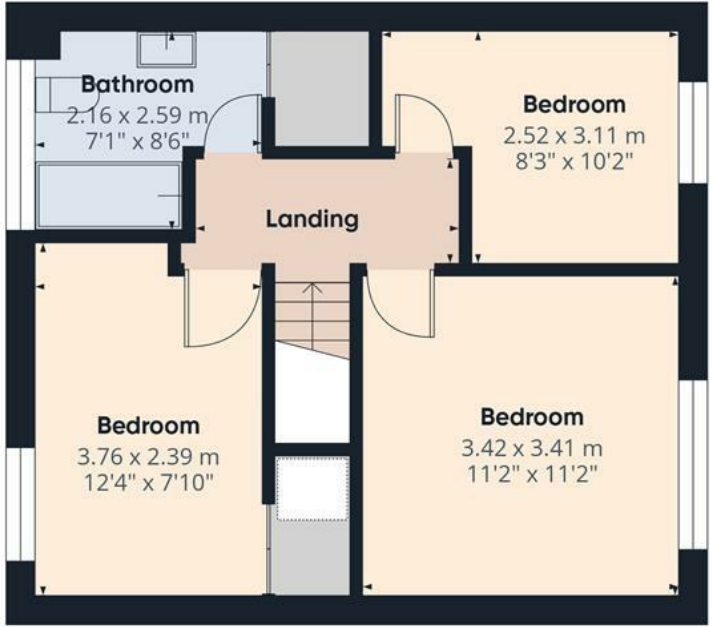








Floor 0



Floor 1

Approximate total area⁽¹⁾

76.9 m²
830 ft²

Reduced headroom

0.2 m²
2 ft²

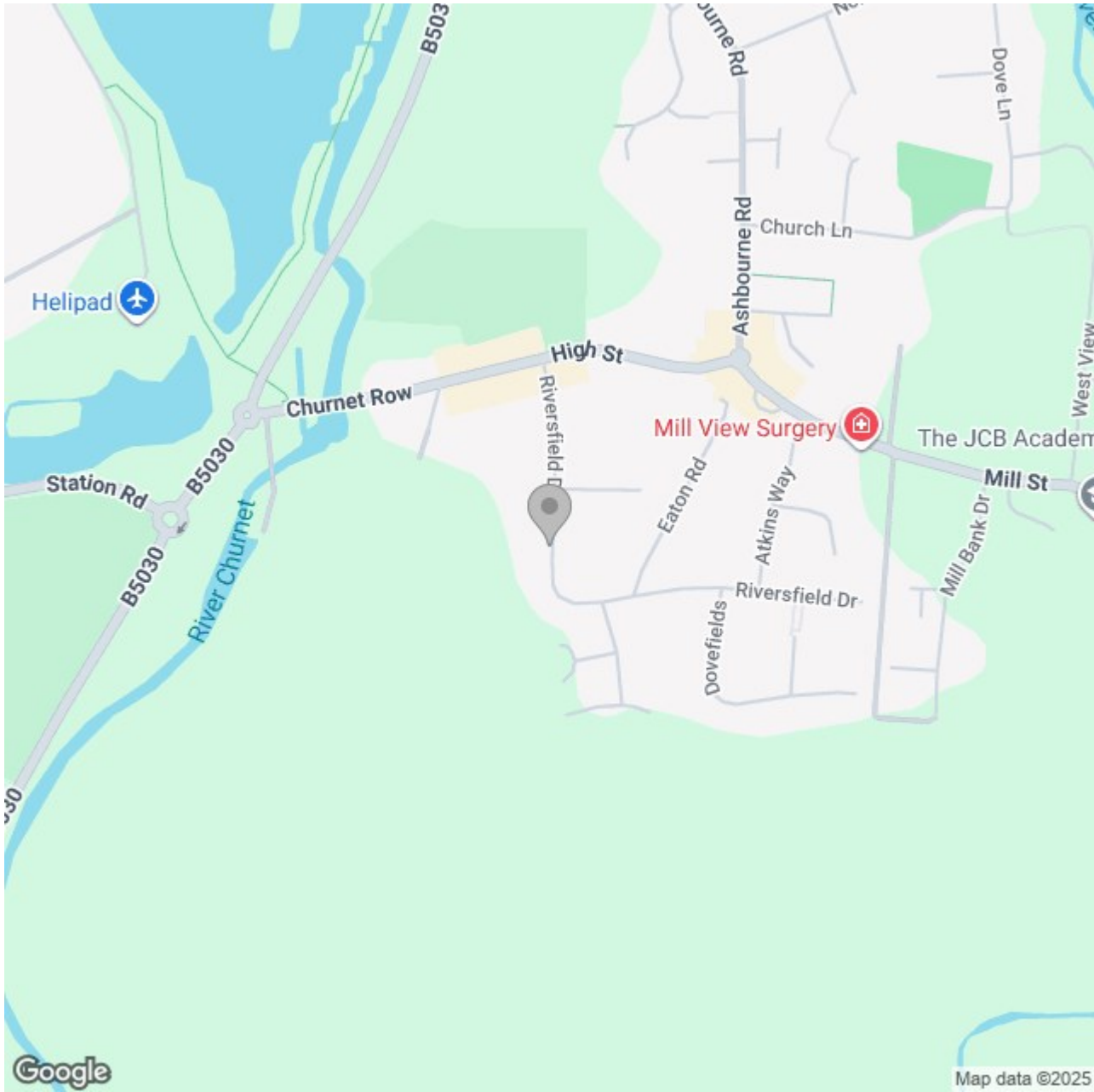
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC