





Extremely well maintained detached bungalow providing generously sized and versatile accommodation, occupying a cul-de-sac position enjoying a fabulous countryside view to the rear.

£400,000



Internal inspection and consideration of this delightful, detached home is absolutely essential to a ppreciate its room dimensions and layout, condition, and most notably its quiet village cul-de-sac position enjoying fabulous far reaching views over the surrounding fields and countryside to the rear. Situated in the highly regarded and sought after village within easy reach of its range of amenities including The Cavendish Arms public house, sports club, active village hall and playing fields, first school, tennis courts and bowling green and the pictures que church. Several walks through the surrounding countryside are also on the doorstep. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A uPVC part obscure double glazed door to the side of the property opens to the entrance hall with doors leading to the versatile accommodation and to the guest WC. The lovely lounge has a focal open fire with a feature natural slate surround, and wide uPVC double glazed sliding patio doors providing an abundance of natural light along with the far-reaching view and access to the patio. The fitted kitchen is also positioned to the rear of the home, again with wide uPVC double glazed sliding patio doors enjoying those lovely views and access to the patio. There is an extensive range of base and eye level units with work surfaces and an inset sink unit set below the wide side facing window, fitted electric hob with an extractor hood over, built in double electric oven. Integrated dishwasher, plus plumbing for a concealed washing machine.

There are three good size bedrooms, two of which can easily accommodate a double bed. The front facing master has fitted wardrobes to one side, and the central second bedroom, currently used as a dining room, with fitted cupboards to one side, incorporating a pull-down double bed. Completing the accommodation is the fully tiled bathroom, having a coloured two-piece suite incorporating a panelled bath with an electric shower over, plus a separate fully tiled WC.

Outside, to the rear, an elevated westerly facing paved patio takes full advantage of the far-reaching views over the surrounding fields and countryside, with steps leading to a further paved seating area ideal for entertaining, with space for a summerhouse and shed, plus the garden which is laid to lawn. Having well stocked beds and borders containing a large variety of shrubs and plants, all enclosed to three sides, enjoying a degree of privacy.

To the front there is a gravelled fore garden containing a large variety of shrubs and plants. A tarmac driveway extends to the side of the home providing ample parking, leading to the attached garage which has an electric up and over door, power and light, plus a personal door to the rear patio.

Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge. What3words: brisk.composts.hidden

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. Parking: Drive & garage

Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Oil (Purchasers are advised to satisfy themselves as to their suitability). Broadband type: See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u> Our Ref: JGA/25032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

















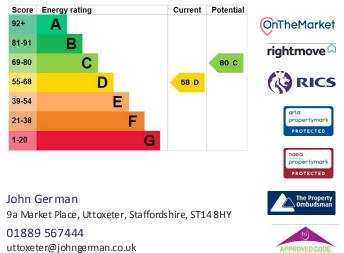


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our siles details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR More relief. Money Limited

Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive on average £150 per referral. Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



Ashbourne | Ashby de la Zouch | Barton under Needwood Burton upon Trent | Derby | East Leake | Lichfield Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent