





in the heart of the popular village within walking distance to its range of amenities.

£220,000



Suitable whether looking for your first home or either moving up or down the property ladder, viewing and consideration of this lovely unique traditional terrace is highly recommended to appreciate its layout, room dimensions, and scope to personalise to make it your own. Cared for by the current owner for over 40 years, providing a huge amount of potential.

Situated in the popular village within walking distance to its wide range of amenities including convenience shops, well regarded schools including the JCB Academy, public houses, doctors' surgery, hairdressers, florists, fish and chip shop, village hall, church and football club, countryside walks and the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 and A52 road networks.

Accommodation:

The welcoming hallway has stairs rising to the floor and a useful understairs cupboard, and access to the extended ground floor accommodation.

The lounge has two front facing windows and a focal chimney breast with a feature fireplace and a log burner set on a hearth, plus fitted shelving on the recess. The fitted kitchen has a range of a base and eye level units with worksurfaces, a stainlesssteel sink unit set below the rear facing window, space for an electric cooker, plumbing for a washing machine and space for a fridge/freezer, plus the wall mounted gas combination gas central heating boiler.

Completing the ground floor space is the dining room, having a rear facing window and a stable style door giving access to the garden.

To the first floor the landing has arear facing window providing natural light and a loft hatch. Doors open to the three good sized be drooms, two of which can accommodation a double bed, with the generously sized third bedroom having builtin wardrobes. Finally, there is the family bathroom, having three-piece suite with complimentary tiled walls, incorporating a panelled bath with an electric shower over, plus a rear facing window.

To the rear there is an enclosed low maintenance garden enjoying a degree of privacy, with shrub borders and a block base summerhouse/workshop. A gate leads to an enclosed passage shared with the neighbouring property, opening to the front. W3W - replying affair unique

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: On road (use of parking at the village hall opposite)

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/ Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA27102025

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