





**** IMMACULATE DETACHED PROPERTY
SURROUNDED BY OPEN COUNTRYSIDE
**** Much improved and well presented
home benefiting from a new oil boiler
and in brief offering a hall, lounge with
feature fireplace and multi fuel burner,
re-fitted kitchen with a new solid fuel
stove with oven and hotplate plus an
electric oven and hob. Conservatory,
new fitted bathroom and two double
bedrooms. Ample parking to the front
and a single garage, enclosed front and
rear gardens with well established
borders, vegetable beds, lawns, seating
areas and countryside views. Cauldon is
a small, highly regarded village close to
the beautiful towns of Ashbourne and
Leek. INTERNAL VIEWING IS HIGLY
RECOMMENDED.



HALL

New stable door into the hall with a tiled floor, radiator, storage cupboard and a doors to -

LOUNGE

15'5 x 10'8

Feature multi fuel burner set in a tiled hearth, solid wood Adams style surround with fitted mirror above. Radiator, new upvc double glazed window to the front with monkey tail handles to the front with views over the countryside and wood effect flooring.

KITCHEN

12'2 x 8'10

Re-fitted kitchen with solid wood work surfaces and a sink with with mixer tap. Feature, new fitted solid fuel stove with oven and hot plate. Additional fitted electric oven and hob, plumbing and space for a washing machine and space for a fridge. Upvc double glazed window to the front with views over the garden and a door to the conservatory.

CONSERVATORY

8'6 x 7'3

Brick base and upvc double glazed windows and doors onto the garden, tiled floor, wall mounted electric heater.

BEDROOM I

11'0 x 10'2

New upvc double glazed window with monkey tail handle and a radiator.



BEDROOM 2

9'7 x 10'11

Upvc double glazed window to the rear elevation, radiator.







BATHROOM

7'10 x 5'6

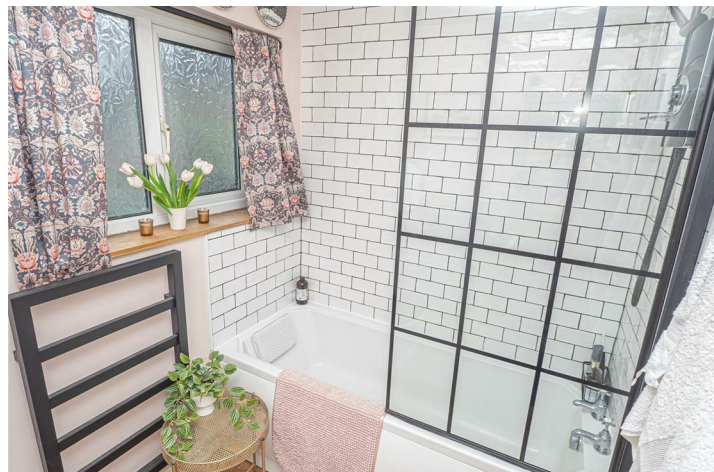
New fitted modern suite comprising a panel enclosed bath with an electric shower over and a shower screen. Toilet and basin unit with a wash hand basin, low flush wc, storage cupboard and worktop, fitted mirror with touch light and bluetooth. Upvc double glazed window and modern wall mounted electric towel heater radiator.

OUTSIDE

Set in a beautiful spot with stunning views over the countryside. Ample parking with access to the single garage, 15' 11" x 9' 5" (4.85m x 2.88m) electric up and over door, door and window to the rear elevation, power and light.

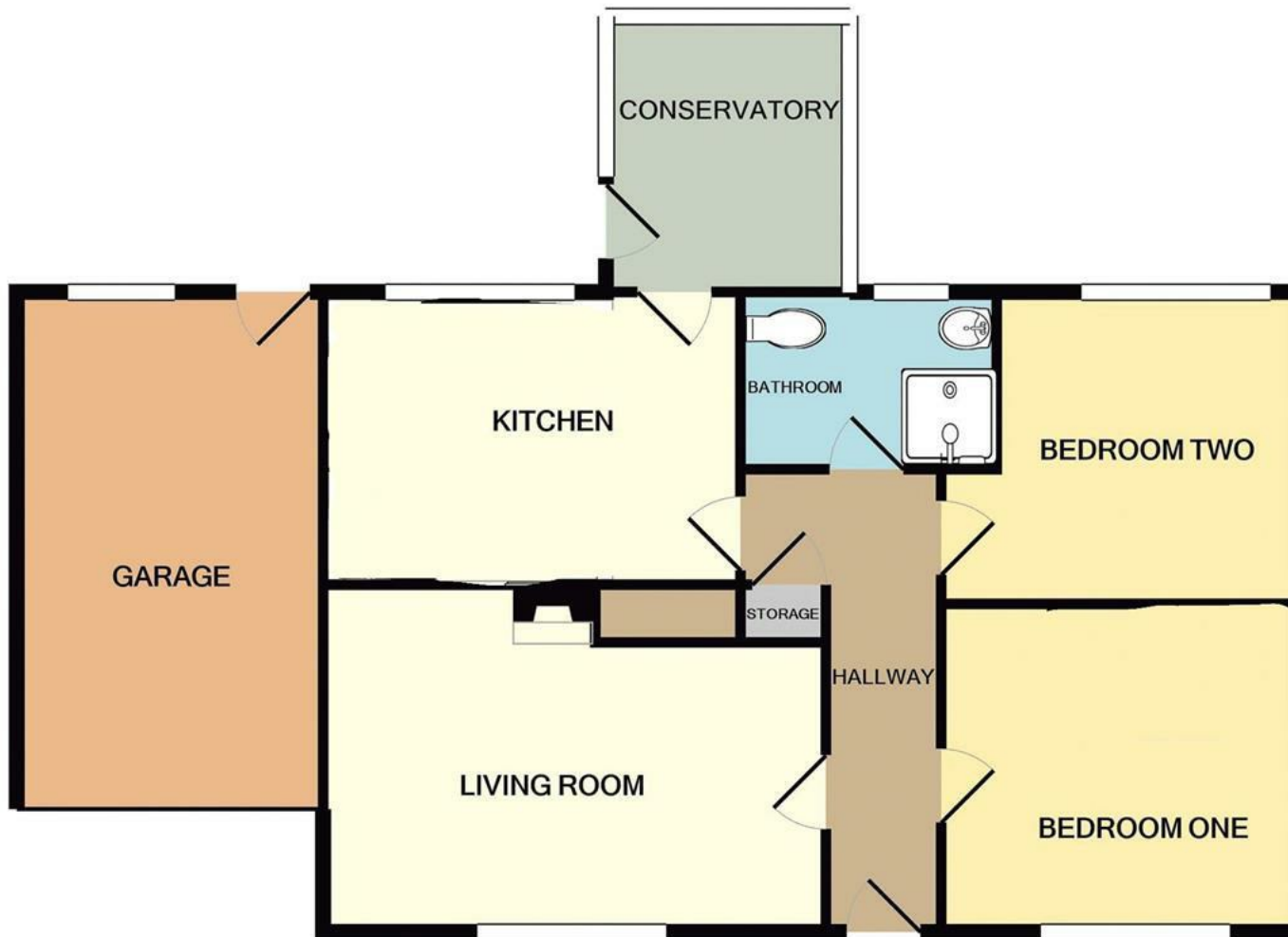
The front garden is approached by a central gate, path up to the entrance door with lawns either side, mature and established borders and a further gate to the drive. Enclosed rear garden offering a lawn, mature borders, seating areas, raised vegetable beds, greenhouse.







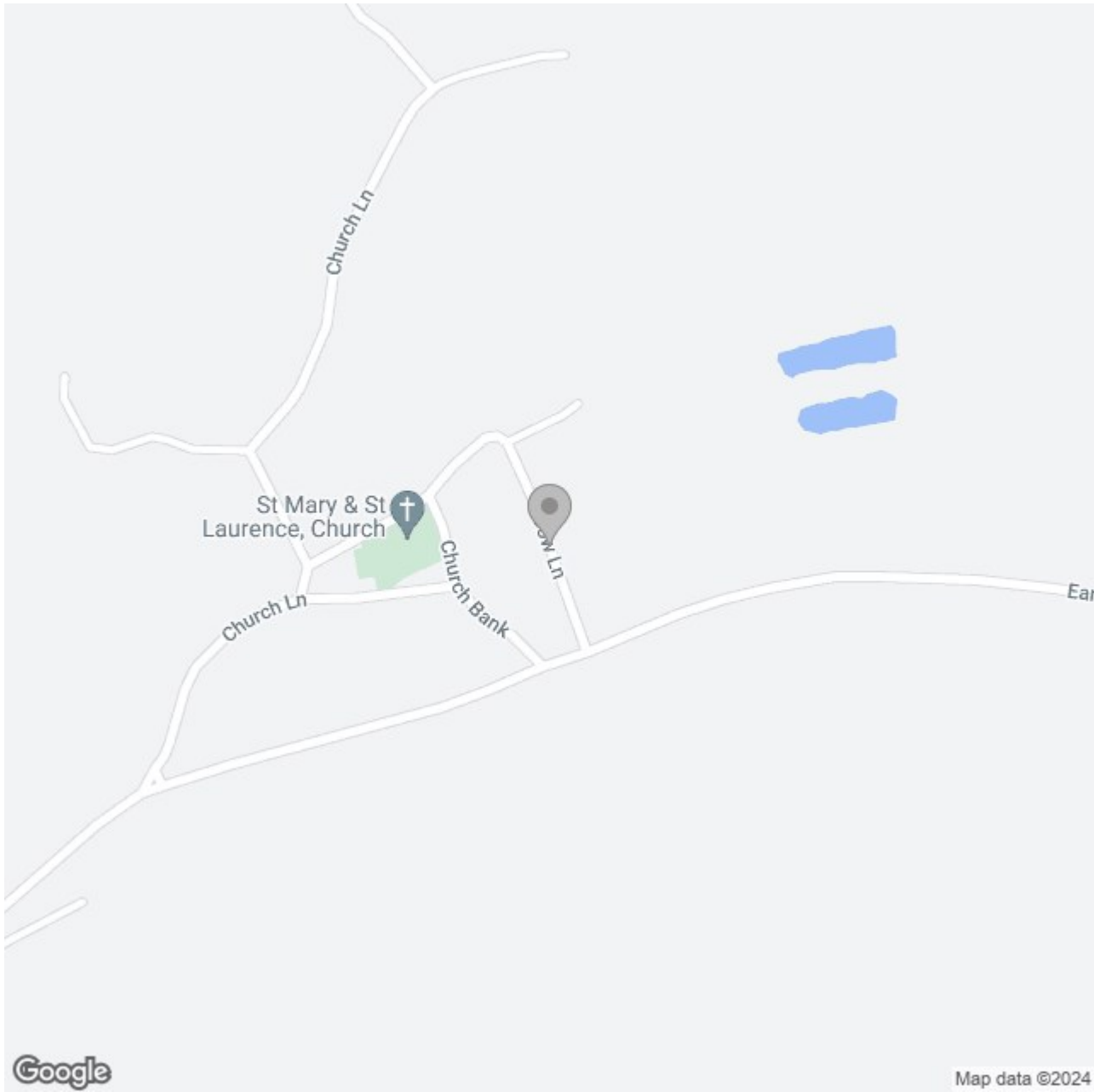




TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	