





**** TWO BEDROOM DETACHED ** NO
CHAIN ** GARAGE ****

Nestled in a sought-after village, this two bedroom detached bungalow is offered for sale with no upward chain and vacant possession. In brief, the property offers hallway, lounge, breakfast kitchen, two bedrooms and shower room. The property offers convenient access to various amenities, including a village shop, post office, coffee room, first school, pub, sports club, tennis courts, bowling green, and church. Surrounded by picturesque countryside, it's perfect for outdoor enthusiasts.

Plus, its proximity to the A50 dual carriageway facilitates easy commutes to Uttoxeter, Ashbourne, Derby, Stoke-on-Trent, and beyond, linking to the M1 and M6 motorways.



Hallway

With a UPVC front entry door leading into, central heating radiator, boiler room housing Worcester Bosch oil fired boiler with eye level shelving, electrical distribution board and coat hooks. Internal door leads to:

Lounge

With a UPVC double glazed window to the front elevation, the focal point of the room being the electric feature fireplace with the timber Adam style surround, central heating radiator, telephone socket, TV aerial point and thermostat. Internal door entry leads to:

Inner Hall

With central heating radiator, smoke alarm, two built in storage cupboards with eye level shelving. Internal doors lead to:

Kitchen

With a UPVC double glazed window to the side elevation, UPVC double glazed frosted door leading to the side entry. The kitchen features a range of matching base and eye-level storage cupboard and drawers with granite effect drop edge preparation work surfaces and tiling surrounding. A range of integrated appliances includes a stainless steel sink and drainer with mixer tap, four electric hob, oven/grill, stainless steel extractor hood, plumbing space for freestanding under counter white goods, fridge, freezer and central heating radiator.



Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator, access to loft space via loft hatch, a range of built-in double and single wardrobes comprising of hanging rails and shelving.

Bedroom Two

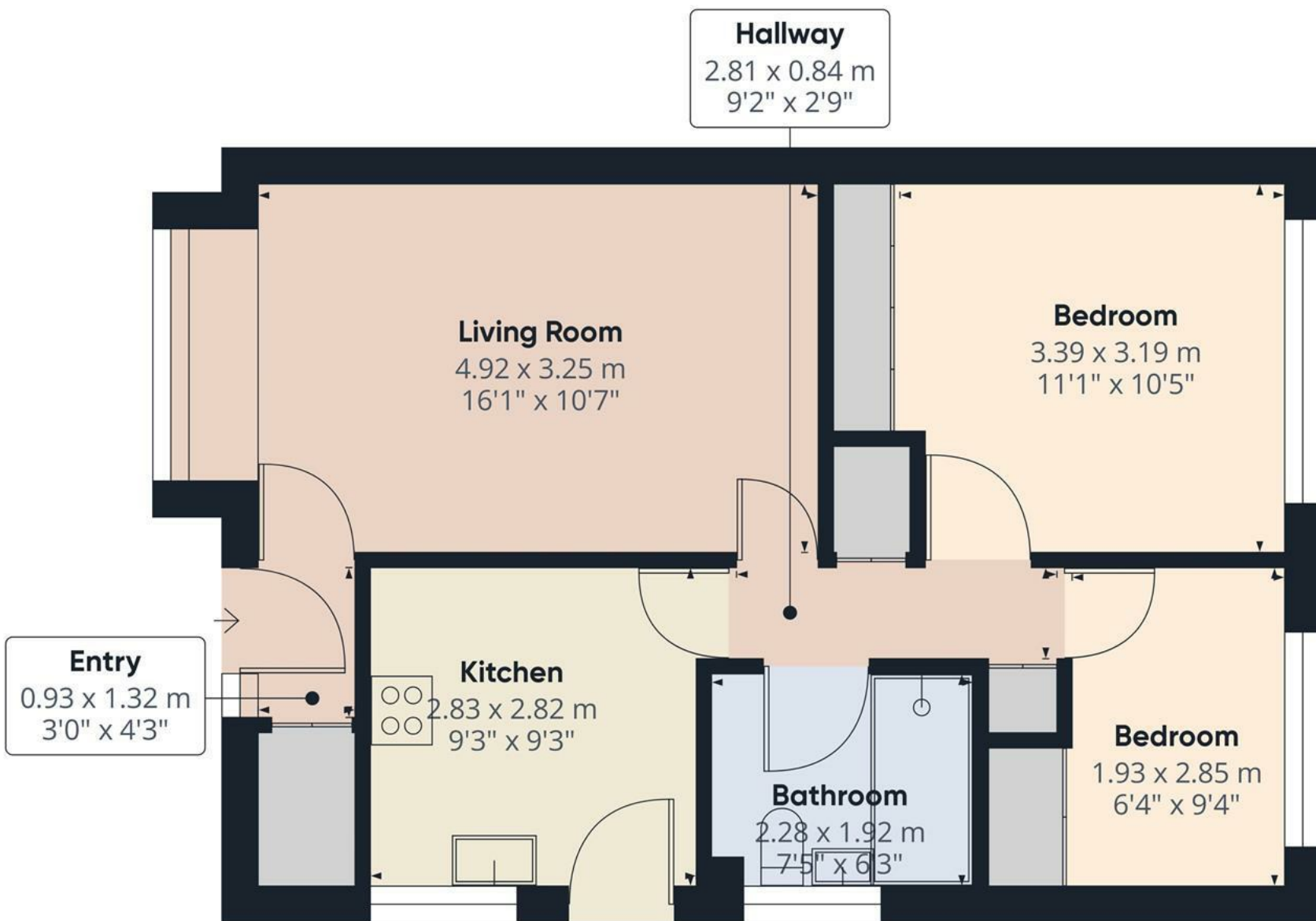
With a UPVC double glazed window to the rear elevation, central heating radiator, built in wardrobe with sliding doors comprising of shelving and hanging rails.

Shower Room







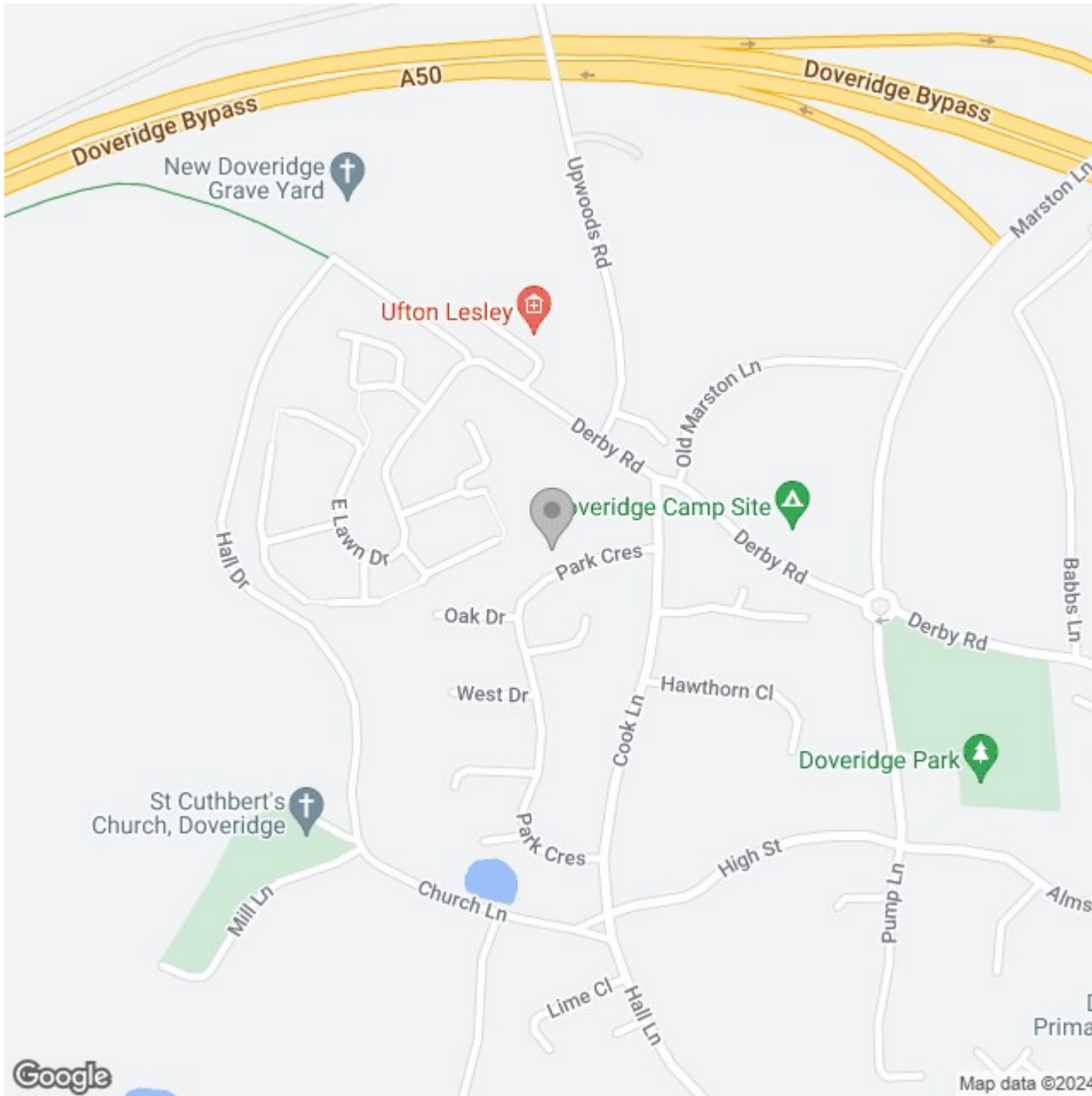


Approximate total area⁽¹⁾
54.74 m²
589.18 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

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