







Beautifully maintained two bedroom, plus loft room dormer bungalow, set in substantial and established gardens with countryside views to the front, and rear.

Conveniently located in the heart of the picturesque Derbyshire countryside, close to the villages of Hatton and Church Broughton. The city of Derby and the towns of Burton on Trent, Ashbourne and Uttoxeter are also close by. The superb road networks include the A50 and A38 leading to the M1 and M6

Wrought iron gate leads up the path with established gardens either side. Double wrought iron gates give access onto the driveway and to the single garage. Timber gates to both sides of the property lead to the enclosed and stunning rear garden.

In brief the property offers a porch and entrance hallway, a good sized lounge with fireplace, dining room through to the garden room. Fitted breakfast kitchen with a utility room and guest cloakroom. Two ground floor double bedrooms and a wet room, the first floor offers a fully converted loft with a window overlooking the countryside and eaves storage. A viewing appointment is highly recommended to fully appreciate the location of this property and it's huge potential.





## PORCH

Upvc double glazed entrance door into the porch with a brick base and Upvc double glazed windows and a door into the hall.

## HALLWAY

Stairs to the converted loft, airing cupboard and a storage cupboard, radiator and doors to -

## LOUNGE

A lovely bright sitting room with double glazed bay and additional window to the front elevation plus windows to the side elevation. Feature fireplace with a stone surround and hearth, three radiators.

## DINING ROOM

Useful hatch into the kitchen, radiator and double doors into the garden room.

## GARDEN ROOM

Upvc double glazed window to the side elevation.

## KITCHEN

Fitted wall mounted, base and drawer units with roll edge worktops, splashback tiling, and a stainless steel sink and drainer unit. Fitted Neff electric double oven, Smeg four ring gas hob with a fitted extractor fan over. Under cupboard heating along with spotlighting, Upvc double glazed window overlooking the garden, radiator and a door to the utility room.



## UTILITY ROOM

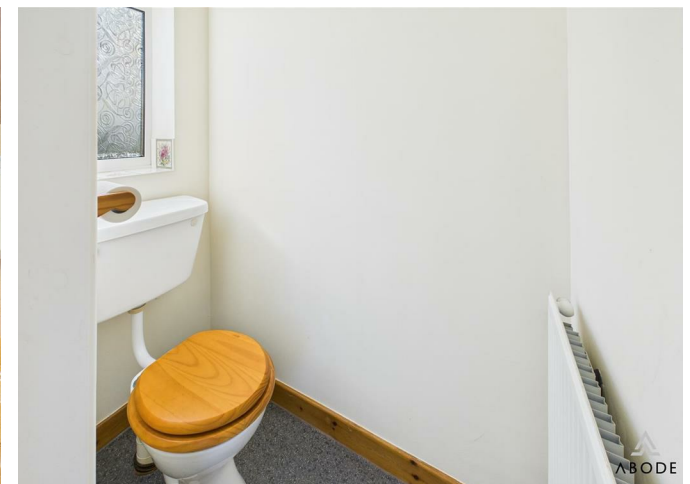
Fitted wall mounted base and drawer unit with work surface and a stainless steel sink and drainer unit. Space for a fridge freezer, plumbing and space for a washing machine, oil fired boiler, radiator, pantry, upvc double glazed window to the side elevation, door to the garden, and a door to the cloakroom.

## CLOAKROOM

Low flush wc, upvc double glazed window.











### BEDROOM

Built-in wardrobes cupboards and dressing table with drawers, beside table and drawers. Radiator and double glazed window to the rear elevation overlooking the garden.

### BEDROOM

Built in double wardrobe, radiator and double glazed window to the front.

### WETROOM

Fully tiled wet room with a shower, low flush wc, wash handbasin, radiator and upvc double glazed window.

### FIRST FLOOR

#### CONVERTED LOFT

Upvc double glazed window to the rear elevation offering views over the garden and countryside. Radiator, storage cupboard and eaves storage cupboard.

#### OUTSIDE

The Gardens wrap around the property offering a personal wrought iron gate to the entrance door and double wrought iron gates onto the drive up to the single garage. The front garden offers mature plants and shrubs, gravel areas and plenty of well established plants. Timber gates to both sides of the property with mature shrubs and hedges.

The rear garden is enclosed offering a shaped lawn, paved seating areas, hedge and shrubs, greenhouse and timber summerhouse included in the sale. Mature Woodland area, timber garden shed and water butt. A rear personal door into the single garage.

The single garage has power and lights, and an up and over door.























**Approximate total area<sup>(1)</sup>**

124.8 m<sup>2</sup>  
1342 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
5 ft<sup>2</sup>

(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**





**Bedroom**  
3.00 x 5.27 m  
9'10" x 17'3"

**Approximate total area<sup>(1)</sup>**

17.9 m<sup>2</sup>  
193 ft<sup>2</sup>

**Reduced headroom**

1.5 m<sup>2</sup>  
16 ft<sup>2</sup>

(1) Excluding balconies and terraces

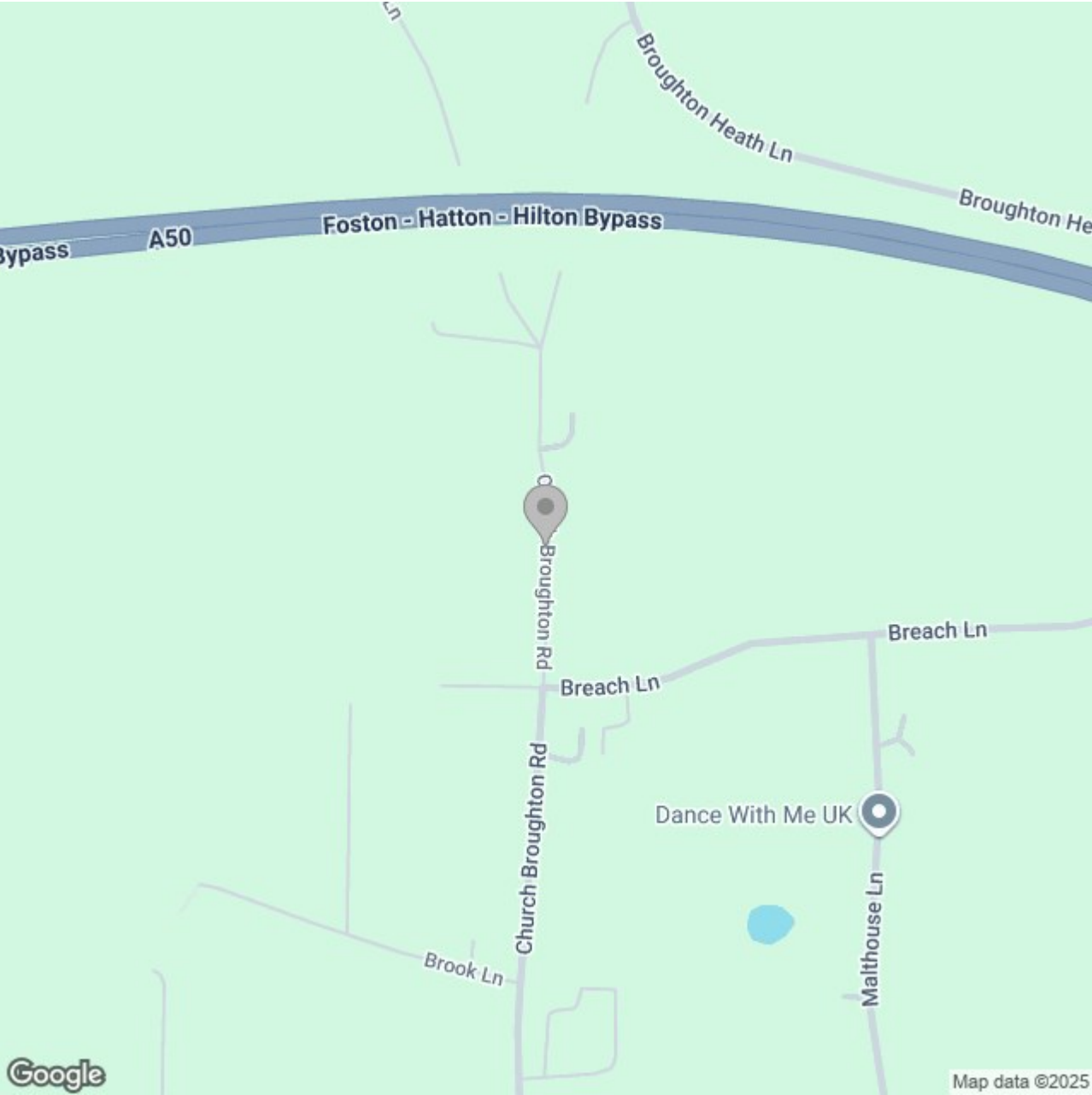
Reduced headroom  
..... Below 1.5 m/5 ft

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Floor 1





### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>71</b> |
| (55-68) <b>D</b>                            | <b>55</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive 2002/91/EC