





An exceptional opportunity to acquire a fantastic home offering some captivating open countryside views in the area. This spacious property has been thoughtfully designed to maximise natural light throughout, with its rear aspect enjoying countryside views that can be appreciated from the conservatory, garden, and principal bedroom. With generous living accommodation, a well-maintained garden, and off-street parking with a garage, this property combines comfortable family living with a peaceful semi-rural outlook.



Accommodation

Ground Floor

The main entrance door opens directly into a bright kitchen diner, fitted with a range of base and wall units offering ample storage and preparation space. The layout provides room for a dining table, creating a sociable setting for everyday family meals. A door leads through to the living room, which enjoys a large front-facing window allowing plenty of natural light to flow in. The focal point of the room is the feature fireplace with a stone surround, adding warmth and character to the space. From here, a door opens to the dining room, which provides an ideal area for formal dining and opens via sliding doors into the conservatory.

The conservatory is a superb addition, featuring tiled flooring and French doors that open out onto the patio—perfect for entertaining or simply enjoying the countryside views. Also on the ground floor is a well-proportioned double bedroom with fitted wardrobes and a view over the rear garden. A utility area provides additional appliance space and includes a WC.

First Floor

The first-floor landing leads to two further generous double bedrooms, both of which include built-in wardrobes. The master bedroom enjoys a remarkable outlook through dual rear-facing windows framing the far-reaching countryside views—one of the property's most outstanding features. A well-appointed shower room includes a three-piece suite comprising a large walk-in shower cubicle, low-level WC, and wash hand basin, while a

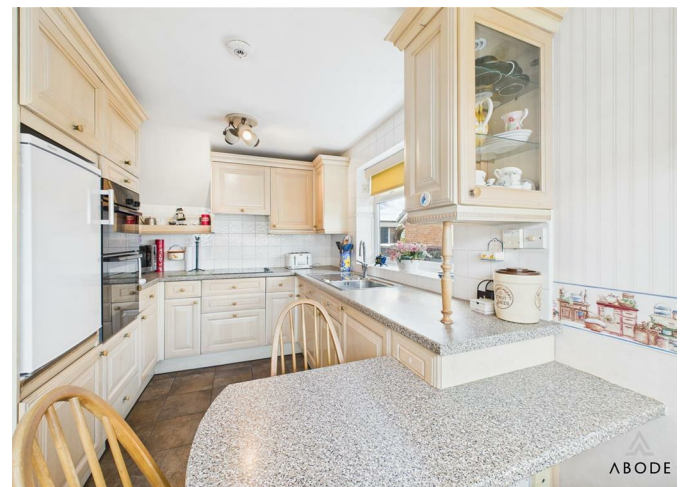
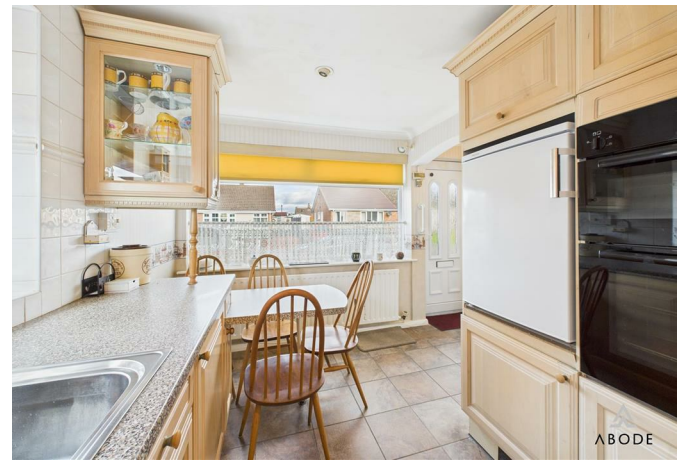


further en-suite shower room adjoins the master bedroom for added convenience.

Outside

The front of the property features a block-paved driveway providing off-street parking and access to the garage, with an adjacent gravel area offering additional parking or low-maintenance frontage. To the rear, the garden is an impressive highlight, beautifully arranged with a spacious paved patio and steps leading to a neatly kept lawn. The garden is fully enclosed, offering privacy, yet opens to



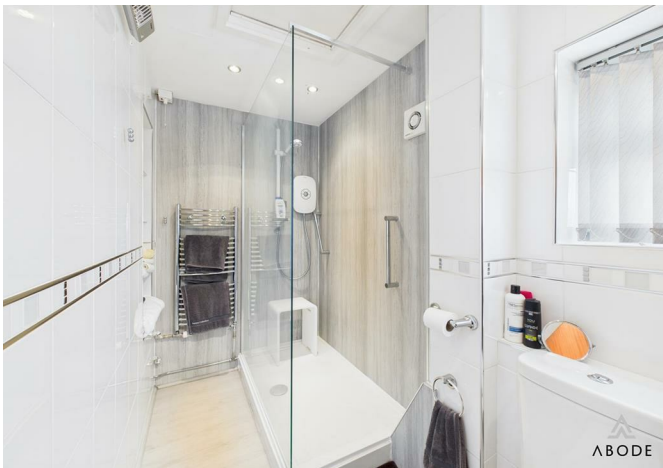




breathtaking, uninterrupted countryside views stretching across open fields—ideal for outdoor dining or simply unwinding while taking in the scenery.

Location

Situated in a desirable residential setting, this property enjoys the tranquillity of open countryside while remaining within easy reach of local amenities. Shops, schools, and transport links are all conveniently accessible, and the A38 provides swift routes towards Derby, Lichfield, and Birmingham. The nearby countryside offers scenic walks and cycle routes, making this home ideal for those who value peaceful surroundings without compromising on convenience.

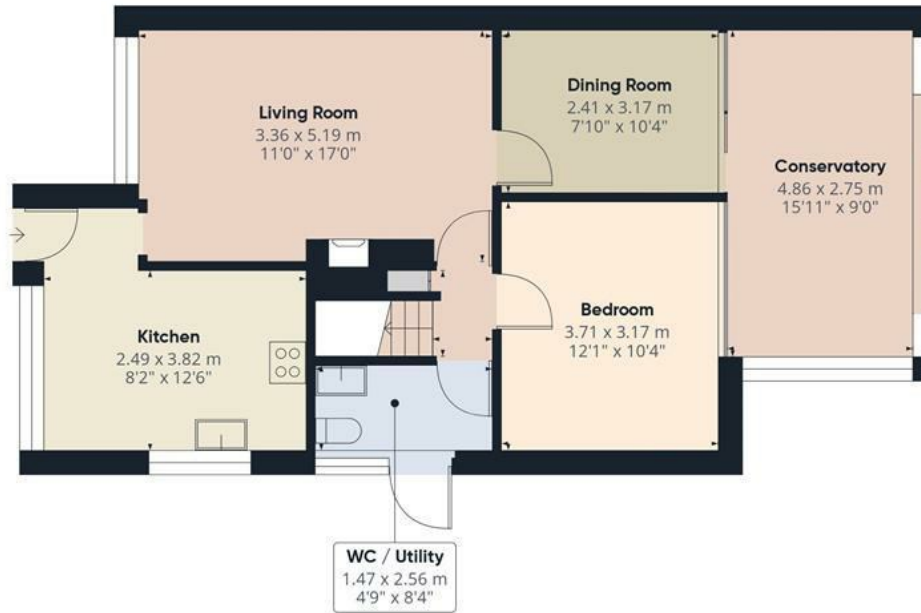




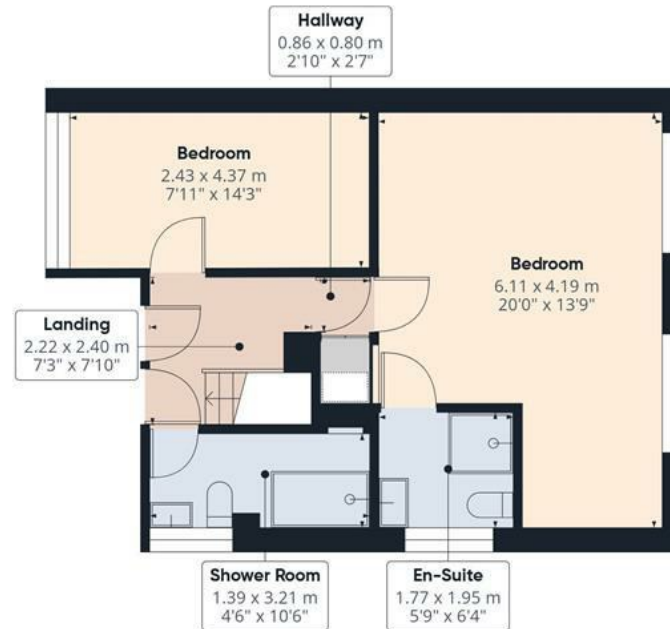








Floor 0



Floor 1

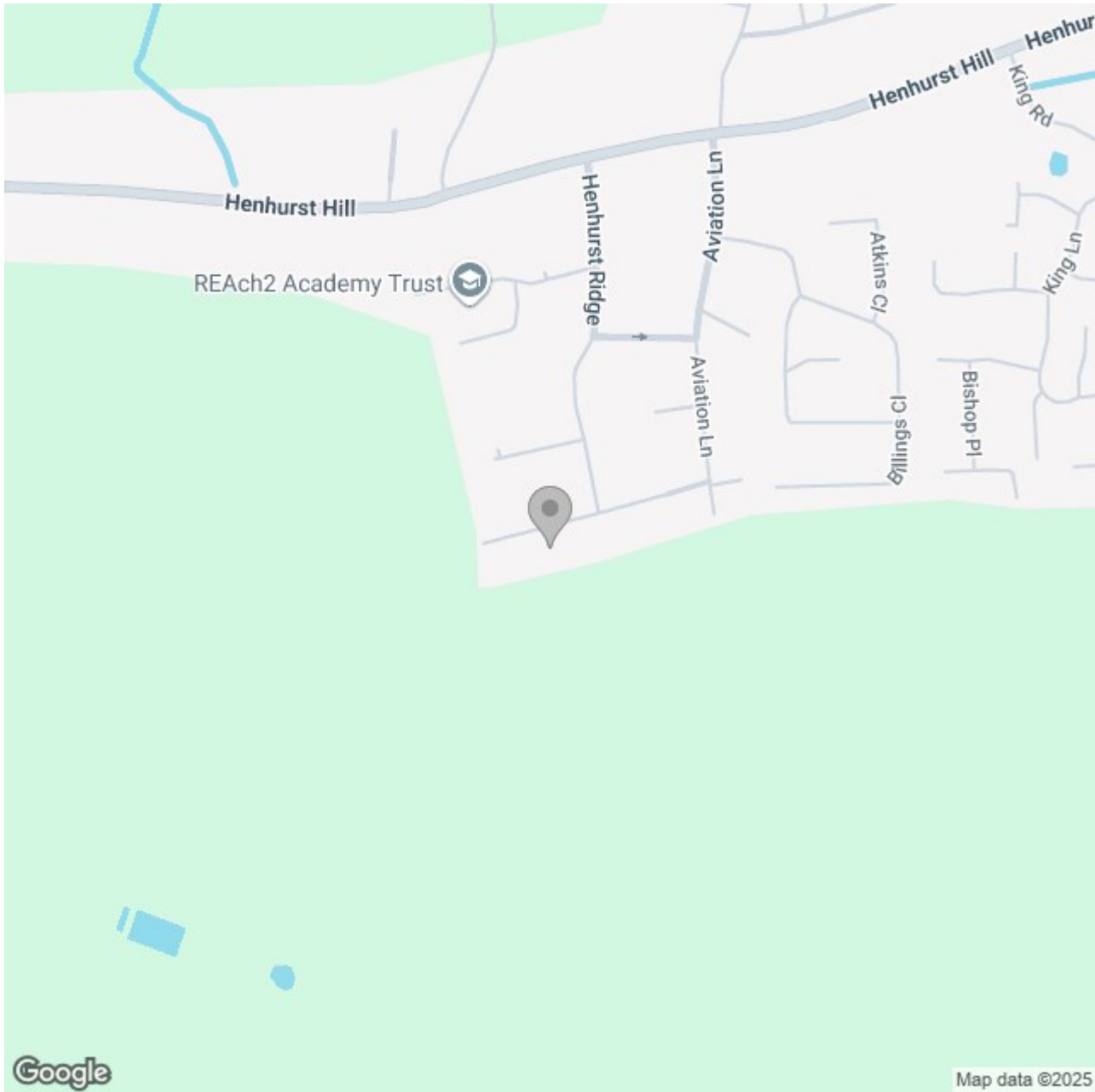
Approximate total area⁽¹⁾

114.9 m²
1238 ft²


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

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