

MELBOURNE

Sales & Lets



Wards Lane, Stanton-By-Bridge, DE73 7HX

£435,000

A well-maintained and characterful barn conversion set in a quiet courtyard in the sought-after village of Stanton-by-Bridge. The property features air source heating, double glazing, exposed beams, oak internal doors, and Jim Lawrence light fittings.

The internal layout includes a spacious lounge, a high-quality fitted dining kitchen, inner landing, two double bedrooms with Sharps fitted wardrobes (under guarantee), an en-suite to the master bedroom, and a modern family bathroom.

Additional benefits include a burglar alarm system, a small side garden, and off-road parking for up to three vehicles.

Located off a quiet semi-rural road, The Old Dairy offers a peaceful setting with excellent access to local countryside and commuter routes. Viewing is recommended.

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Superb Fitted High Spec Dining Kitchen

Granite worktops and an extensive modern range of fitted cupboards, built in dishwasher, built in fridge freezer, built in dryer, extractor hood, built in oven and induction hob, Villeroy Bosch granite sink unit with mixer taps.

Lounge

Door to the rear Cardine flooring and two exposed truss beams to the ceiling.

Dining area

Tiled floor, door to the front and door to the rear.

Bedroom One

Double glazed windows to the side and rear, sharps fitted wardrobes.

En Suite Shower Room

Separate shower cubicle with rain shower head, vanity wash hand basin, low level W.C, extractor fan, window to the side.

Bathroom

A high quality fitted three piece suite with vanity wash hand basin, panelled bath with shower over with mains rain head, low level W.C and extractor fan window to the side.

Bedroom Two

Window to the side and large double fitted wardrobes and cupboards.

Outside

Garden Area

Block paved sitting area and feature flagstones with flowering and shrub borders. off-road parking for up to three vehicles within the courtyard.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : E

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.

Inner landing

Karndean style flooring useful double storage cupboard, velux window style window to the front.



