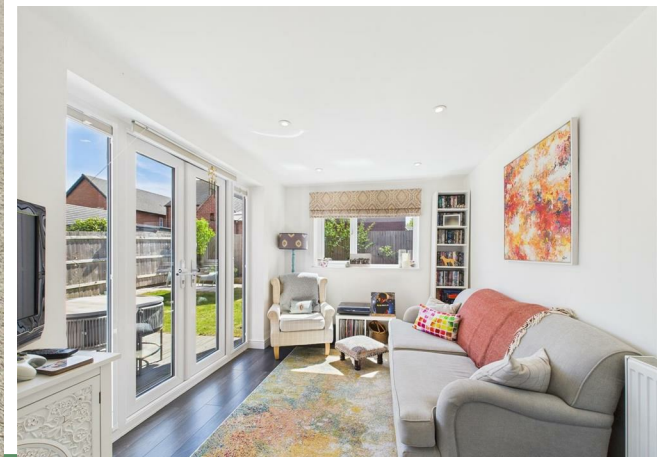




Entrance Hall

Door to the front radiator, cupboard under the stairs.

Cloak Room / WC

Low level wc, wash hand basin and radiator.

Kitchen

Upvc window to the front, a modern range of fitted cupboards and worktops, single drainer sink unit, built in double AEG oven and extractor hood, built in dishwasher and plumbing for a washing machine.

Lounge Diner

Radiator and double doors to the rear garden, two radiators, and double doors to the side garden.

Sitting Room

Upvc door to the side and radiator.

First Floor

Landing

Family Bathroom

Three piece suite with white suite including a wash hand basin, low level wc and panelled bath with electric shower over, radiator and Upvc window to the front.

Bedroom Two

Upvc windows to the side and rear and radiator.

Bedroom Three

Upvc windows to the front and side, radiator.

Bedroom Four

Upvc window to rear radiator.

Second Floor

Landing

Principle Suite

A superb good sized bedroom with a Upvc window to the front, two radiators, fitted cupboards and loft access, velux style window to the rear

Dressing Room / Walk In Wardrobe

Providing superb dressing space with ample storage opportunities.

En Suite Shower Room

Seperate shower cubicle with mains shower , low level wc, vanity wash hand basin and velux style window to rear.

Outside

Front garden being open plan lawned area.

Rear garden

decked patio and lawn,

Driveway

To the side of the hose is a driveway for two vehicles

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : D

Viewings

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

All viewings are by appointment only.

Call us today to book your appointment.

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 property.

Hours Of Business

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

Saturday 10am - 3:30pm.

