



Entrance Hall

Tiled floor, radiator, UPVC, window to the side and small cupboard under the stairs.

Lounge

UPVC bay window to the front, feature brick fireplace and radiator.

Superb Refitted High Specification Kitchen

With an extensive modern range of fitted cupboards and worktops, appliances including a built in Bosch oven, induction hob, fridge and freezer, built in dishwasher, single drainer sink unit and extractor hood over, breakfast bar.

Study Area

UPVC window to the side and radiator.

Dining/Sitting Area

A superb family space with far reaching views to the countryside through five-leaf bi-folding doors to the rear garden and fields beyond, two radiators and two Velux style windows to the rear, luxury vinyl tiled floor.

Utility/Cloakroom

With fitted cupboards, plumbing for a washing machine, single drainer sink unit, Worcester combi central heating boiler, low level WC, UPVC door to the side and radiator.

First Floor

Spacious landing with UPVC window to the side, loft access and pull down ladder.

Bedroom One

UPVC window to the rear with fabulous countryside views and radiator.

En Suite

Shower room with shower cubicle and mains shower, towel radiator and low level WC.

Bedroom Two

Bay window to the front having far reaching views, feature fireplace and radiator.

Bedroom Three

UPVC window to the side and radiator.

Luxury Refitted Bathroom

With a large double shower cubicle, rolled top bath with fitted shower stand, low level WC, pedestal wash hand basin, towel radiator and UPVC window to the front.

Outside

To the front of the property is an extensive gravelled area providing ample off road parking for up to six vehicles.

Single Car Port

With power, light and outside tap.

Rear Garden

Turfed rear garden backing onto open fields with ranch style fencing to the rear, small patio, outside lights.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : C

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.

