



6 Potters Way
Measham, Derbyshire DE12 7BU
£399,950

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are delighted to present this EXECUTIVE FOUR BED DETACHED family home built by David Wilson Homes in 2017. Being perfect for a growing family. Internal inspection will reveal: an Impressive Reception Hall, spacious and STUNNING open plan kitchen dining living area, separate utility room, a large lounge, study and a downstairs WC cloakroom. Upstairs you will find four generous double bedrooms, with a well appointed en-suite and fitted wardrobes and a lovely four piece family bathroom. There is off road parking for at least two cars, detached single garage and a stylish high specification Car-port. To the rear is a PRIVATE good size garden with open woodland. Measham offers a wide range of local amenities and is ideally situated close to the M42 and therefore offers excellent commuting across the Midlands region and beyond. EPC Rating "B"/Council Tax Band "E". To view: Call our dedicated sales team at LIZ MILSOM PROPERTIES - OPEN Until Late WEEKDAYS - Hurry to View

- Executive detached family home
- Spacious lounge and separate study
- Four bedrooms, en-suite to Master
- South facing rear garden
- Off road parking, Garage & Carport
- Superb fitted kitchen-dining-living area
- Separate Utility, Cloaks/WC
- Four piece family bathroom
- Envidable village location
- Early viewing highly recommended



Location

Measham is a village in Derbyshire and is near to the Staffordshire and Derbyshire border, located just off the M42 just south of Ashby de la Zouch. The village lies near to the heart of the National Forest and close to the Springs Health Centre. It is also near to the Willesley Grounds which has a fishing lake, golf course. Being so handy for the M42 being well placed for the commuter with excellent road links to the towns of Tamworth, Derby and the cities of Birmingham and Nottingham including the M1 conurbations.

The Well Presented Accommodation

The property benefits from gas central heating and double glazing throughout.

Impressive Entrance Hall

Having a composite style double glazed entrance door, radiator, stairs leading off to the first floor landing, stunning Amtico flooring and doors leading off to...

Guest WC/Cloaks

5'2 x 4'8 (1.57m x 1.42m)

Accessed from the Hall with two piece suite including low level WC and pedestal wash basin. Opaque double glazed window to side aspect, radiator, door to an under stairs storage cupboard and Amtico flooring

Spacious Lounge

17'9 x 12'2 (5.41m x 3.71m)

A great sized living area with walk in double glazed bay window overlooking the front aspect, two radiators, TV aerial point, feature Limestone fireplace with inset log effect electric fire and fitted quality carpet.

Fabulous fitted Kitchen, Diner & Family room

20'0 x 14'1 maximum 11'0 minimum (6.10m x 4.29m maximum 3.35m minimum)

Having a double glazed bay to rear aspect with inset French doors leading out to the rear garden, superb Amtico flooring, double and single panelled radiators, double glazed window to rear aspect, T.V. aerial point, extensive range of modern cream high gloss style wall and floor mounted units, built in fridge freezer, integrated dishwasher, large pan style drawers, eye level stainless steel AEG double electric oven, roll edge work surfaces, inset AEG six ring stainless steel gas hob with stainless steel cooker splash back and extractor hood, door to the utility room.

Separate Utility Room

8'3 x 5'2 (2.51m x 1.57m)

Accessed from the Kitchen/dining area with composite style double glazed door leading out to the private south facing rear garden, radiator, fitted matching floor mounted units, roll edge work surfaces with inset stainless steel sink unit, plumbing for a washing machine and space for a tumble dryer.

Study

9'4 x 7'7 (2.84m x 2.31m)

Accessed from the Reception Hall and located to the front of the property with radiator, fitted carpet, TV aerial point and dual aspect double glazed windows.

First Floor Gallery Style Landing

Having access to loft, double glazed window to side aspect, radiator, door to a good sized airing cupboard and further doors leading off to all bedrooms and family bathroom.

Splendid double Master Bedroom

12'10 x 12'1 (3.91m x 3.68m)

A great sized double bedroom with an excellent range of fitted wardrobes, TV aerial point, radiator, fitted carpet and door to the en-suite.

En Suite Shower Room

7'2 x 4'5 (2.18m x 1.35m)

Having three piece suite comprising low level WC, pedestal wash hand basin and tiled shower cubicle having a chrome bar style mixer shower, recessed ceiling down lighters, extractor fan and tiling to splash back areas, , towel radiator, useful shaver connection point and laminate flooring.

Splendid double Bedroom Two

14'4 x 10'0 maximum 9'8 minimum (4.37m x 3.05m maximum 2.95m minimum)

A great sized double bedroom being a generous size with two double glazed windows overlooking the rear garden and woodland, radiator and useful wardrobe recess.

Double Bedroom Three

13'4 x 9'4 (4.06m x 2.84m)

Located to the front of the property with two double glazed windows, carpet, TV aerial point and radiator.

Bedroom Four

10'3 x 7'5 minimum 9'5 maximum (3.12m x 2.26m minimum 2.87m maximum)

Double glazed window overlooking the rear garden, TV aerial point and radiator.

Family Bathroom

8'7 x 7'6 maximum 5'6 minimum (2.62m x 2.29m maximum 1.68m minimum)

Having a four piece white suite comprising of a low level WC, pedestal wash hand basin, double ended bath and separate tiled shower cubicle with a chrome bar style mixer shower. Opaque double glazed window to rear aspect, tiled effect flooring and fitted towel radiator.

Outside - Front garden

There is a small fore garden with planted border with a variety of shrubs and plants. side driveway with access to the detached single garage and side gated access to the rear garden. The rear garden is private, enclosed south facing and is mainly laid to lawn with a patio area and fenced boundaries.

Side driveway providing ample off road parking

Side long driveway with access to the detached single garage and side gated access to the rear garden.

Stylish Carport

Offering a stylish modern design the carport creates a space that will not only protect your vehicles from the elements but also provide a covered space that can be used for anything – from a play area to a handy laundry drying spot. The carport was installed by Storm Clad and comes we believe with the balance of the warranty,

Detached Garage

18'07 x 8'10 internal measurements (5.66m x 2.69m internal measurements)

Above average sized detached single garage with up and over door and side gated access to the rear garden.

Private south facing rear garden

The rear garden is private, enclosed south facing and is mainly laid to lawn with a patio area ideal for entertaining in the summer months and fenced boundaries.

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Agents Important Note

Prospective buyers should be made aware that the property is subject to a green space maintenance charge of £140 per annum.

Viewing : Strictly through Liz Milsom Properties

To view this lovely property call our dedicated sales team on 01283-219336.

At Liz Milsom Properties, we provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. Put your trust in us, we have a proven track record of success – offering straight forward honest advice and extremely competitive fees. Call 01283-219336

Available - Office hours

9.00 am - 6.00 pm Monday to Friday,

9.00 am - Late nights till 8pm Thursday

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 noon Sunday.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

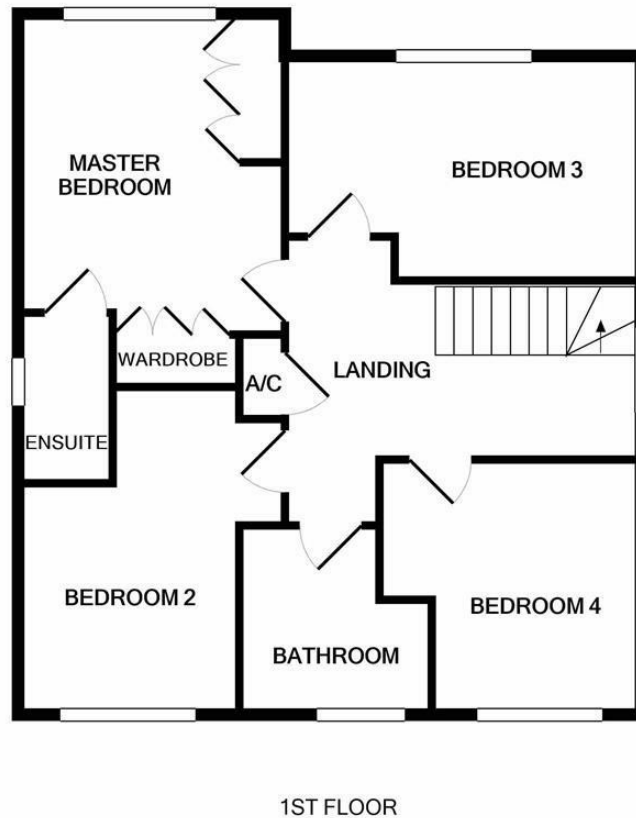
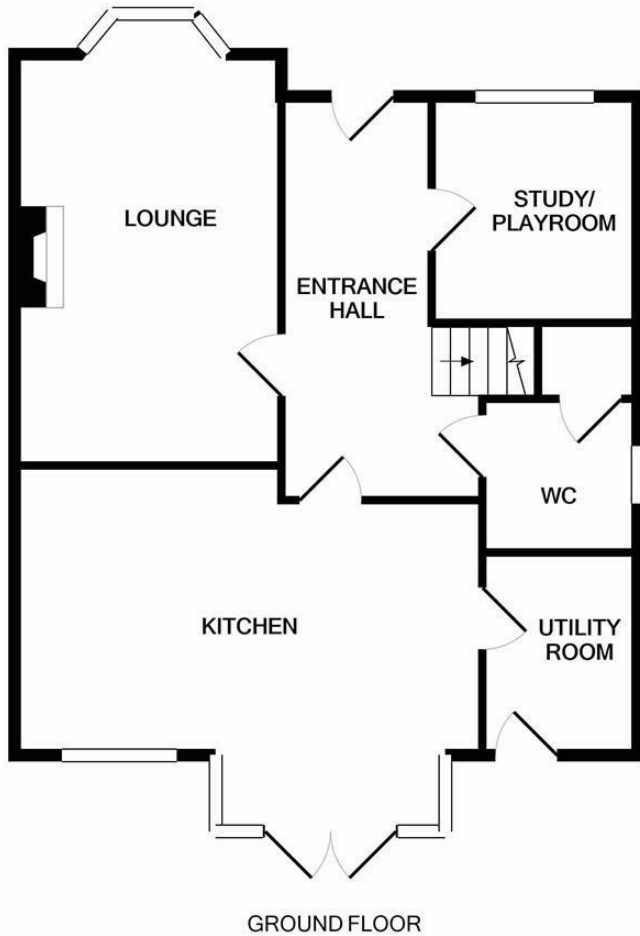
Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/EMM/11.04.2022/1 DRAFT

LMPL/LMM/emm/12.4.2022/2 APPROVED



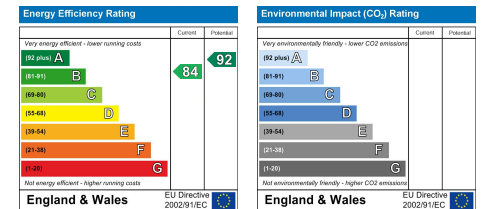


TOTAL APPROX. FLOOR AREA 1415 SQ.FT. (131.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Directions

For Sat Nav purposes: Use DE12 7BU



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



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COUNCIL TAX

Band: E

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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MAB 4202

