



20, St. Michaels Drive, Appleby Magna, Derbyshire, DE12 7AE

HOWKINS &
HARRISON

20, St. Michaels Drive,
Appleby Magna,
Derbyshire, DE12 7AE

Guide Price: £330,000

Set within a quiet residential cul-de-sac in the heart of Appleby Magna, this detached bungalow offers well-balanced accommodation totalling 995 sqft, in brief comprising: hall, sitting room, kitchen/dining room, three bedrooms, shower room, separate WC.

Externally there is a store and detached garage. together with attractive gardens to the front, side and rear. Enjoying an elevated position with pleasant views across the surrounding area, the property presents an excellent opportunity for those seeking single-storey living with clear potential for reconfiguration or extension (subject to any necessary consents).

Its position offers easy access to main road networks and amenities.



Location

Set within the attractive village of Appleby Magna, this location offers a peaceful semi-rural lifestyle with excellent access to surrounding towns and transport links. The village provides a local primary school, public houses, church and community facilities, with a wider range of amenities available in nearby Atherstone and Ashby-de-la-Zouch. Conveniently positioned just a short drive from the M42 (J11), the area is ideal for commuting towards Tamworth, Birmingham, Derby and Leicester, with rail connections available from Atherstone and Tamworth stations.

Travel Distances

Atherstone – 8 miles

Ashby-de-la-Zouch – 7 miles

Tamworth – 9 miles

Derby – 18 miles

Leicester – 23 miles

East Midlands Airport – 17 miles

Birmingham Airport – 25 miles

M42 (J11) – 1 mile



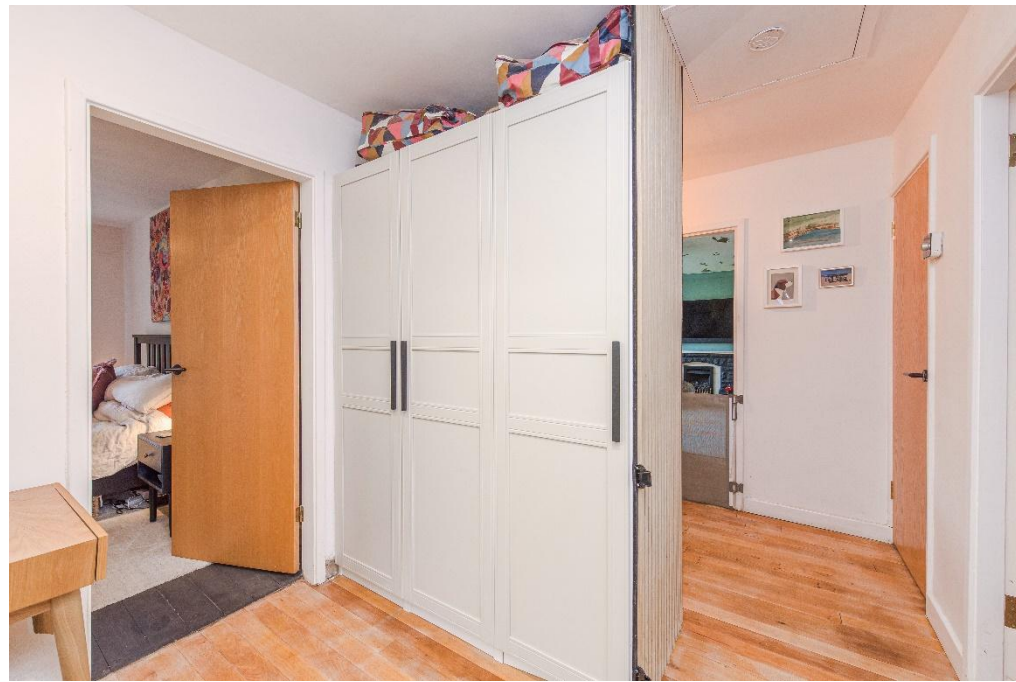
Features

- Detached bungalow offering flexible single-storey layout
- Generous sitting room with large picture window
- Stylish kitchen/dining room with sliding doors to garden
- Bedroom one with feature free-standing bath
- Two further bedrooms and shower room
- Private gardens to front, side and rear
- Detached garage and parking
- Village location with excellent road commuter links

Accommodation Details – Ground Floor

The front pathway leads through the lawned garden to the main entrance, opening into a central hallway that forms the heart of the bungalow. A useful store cupboard sits off to one side, with all rooms leading neatly from this point. To the front of the property lies the sitting room, a generous and inviting space featuring a broad picture window and a feature fireplace provides a natural focal point. At the rear, the kitchen/dining room offers a contemporary contrast, finished with modern wall and base units, extensive work surfaces and a range-style cooker. There is ample room for a dining table, and the bi-folding doors open directly onto the garden, allowing natural light to pour in and creating an effortless connection between indoor and outdoor spaces.

The bungalow offers three bedrooms, each with its own character. Bedroom one, positioned at the front, is an impressively sized room and includes a stylish free-standing bath, giving this space a boutique, suite-like feel. Bedroom two sits peacefully to the rear with views over the garden, while bedroom three provides flexibility as a single bedroom, home office or snug. A separate shower room and an adjacent WC complete the internal accommodation.



Outside

The property is set within a quiet cul-de-sac on St. Michaels Drive, enjoying a slightly elevated position with attractive front gardens and a pathway leading to the main entrance. A driveway and detached garage sit to the rear of the plot, with gated access into the garden. The rear garden is particularly private, enclosed by brick walling and mature planting, with lawned areas and space for seating. To the side, a further garden area provides valuable additional outdoor space and clear scope for landscaping or potential extension (subject to consents).

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from main water, drainage and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band – Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.