



Church Street, Appleby Magna



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2

£315,000



Key Features

- Extended Three Bedroom End Terrace
- Spacious Living Accommodation
- Snug Lounge + Separate Family Room
- Refurbished to a Modern Standard Throughout
- Modern Kitchen/Diner
- Two Double Bedrooms + One Single
- EPC rating U
- Freehold





Welcome to a beautifully extended three-bedroom traditional end terrace that seamlessly blends period features with contemporary living. This enchanting property offers the perfect family home, rich in character and modern comfort.

Step into a snug lounge featuring a charming electric flame-effect fire and warm engineered oak flooring. The open-plan design flows effortlessly into an extended kitchen/diner, boasting modern grey cabinets, a four-ring electric hob, and ample dining space. The engineered oak flooring continues, adding a sense of luxury.



The versatile family room, with its extensive oak flooring, provides the ideal setting for relaxation or entertainment. A ground-floor wet room, complete with tiled splashbacks and a modern shower area, adds convenience to the elegant layout.

Upstairs, two generous double bedrooms and a single room offer tranquil retreats. The spacious landing leads to a three-piece family bathroom, featuring a P-shaped bath with shower attachment, pedestal sink, and dual-flush toilet.

Outside, the low-maintenance rear garden features extensive block-paved patio spaces, fenced boundaries, and raised flower beds—perfect for outdoor gatherings or serene moments of relaxation.



Appleby Magna, located in the picturesque Derbyshire countryside, is a charming village that combines the best of tranquil rural living with convenient access to modern amenities. Known for its rich history and community spirit, Appleby Magna offers an idyllic setting for families and individuals alike. The village is nestled just minutes away from Measham and Ashby De La Zouch, providing easy access to shops, restaurants, and recreational facilities.

For families, Appleby Magna is home to well-regarded schools and nurseries, ensuring quality education within close proximity. The village green and local parks offer ample outdoor activities for children, along with scenic walking trails and cycling routes for nature enthusiasts. Additionally, the community hosts regular events and gatherings, fostering a close-knit and welcoming atmosphere.

Transport links are another key selling point of this area, with excellent road connections including easy access to the M42 motorway, facilitating smooth commutes to major cities such as Birmingham, Leicester, and Nottingham.

For those who appreciate historical and cultural experiences, Appleby Magna does not disappoint. The village boasts several Grade II listed buildings and landmarks, including the medieval St Michael and All Angels Church, adding to its unique character and charm. Local pubs and inns offer cosy spots to unwind, often set within beautifully preserved buildings with plenty of stories to tell.

Living at Church St not only provides a beautiful, extended three-bedroom traditional cottage but also lets you immerse yourself in a vibrant, supportive community. With its perfect blend of history, convenience, and natural beauty, Appleby Magna promises a lifestyle that caters to both relaxation and activity, making it an attractive proposition for discerning buyers.

Don't miss your chance to own this delightful cottage—where traditional charm meets modern elegance. Contact our team today to schedule a viewing!



ACCOMMODATION

LOUNGE 3.64x3.32

KITCHEN/DINER 5.31x3.29 reducing to 3.03

FAMILY ROOM 3.46x3.29

WET ROOM 3.33 max x 2.23

FIRST FLOOR ACCOMMODATION

LANDING 3.30x3.00

BEDROOM ONE 3.63x3.30

BEDROOM TWO 3.63x3.32

BEDROOM THREE 3.29max x 2.04

BATHROOM 3.04x2.22

COUNCIL TAX BAND

The property is believed to be in council tax band: B

HOW TO GET THERE

Postcode for sat navs: DE12 7BB

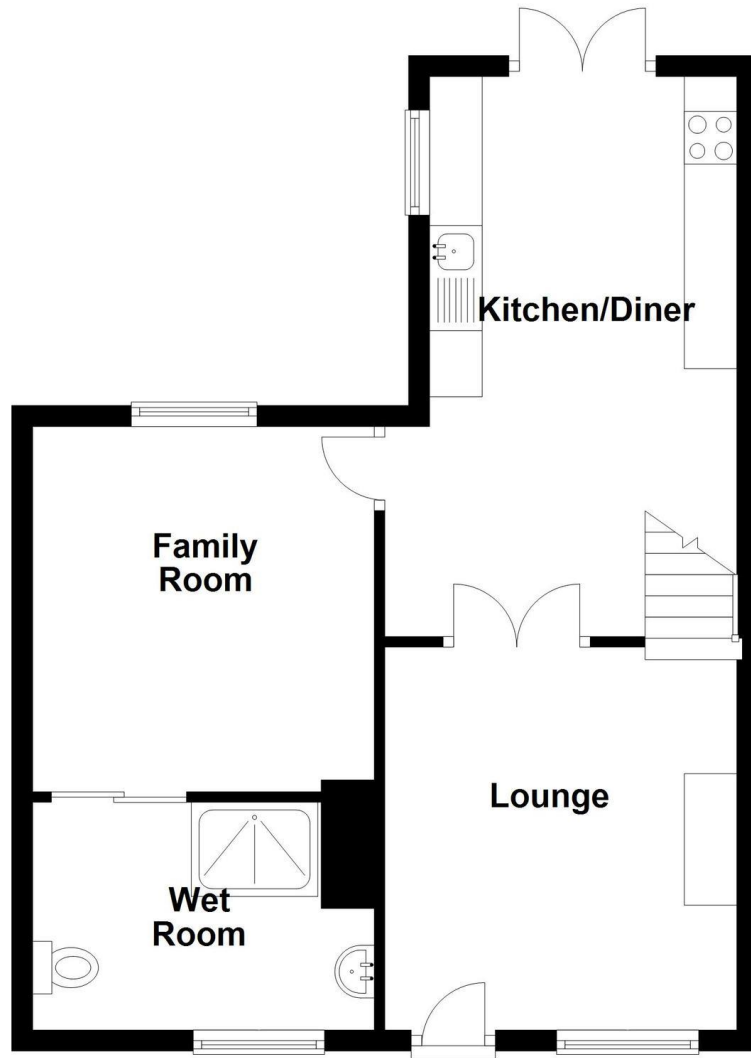


PLEASE NOTE

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Ground Floor



First Floor

