



Entrance Hall

Radiator, UPVC window to the side.

Dining Room

Radiator tri fold doors to the rear garden feature wooden clad walls.

Lounge

wooden laminate floor, UPVC window to the front, feature brick chimney breast, tiled hearth and feature multi fuel burner.

Utility Room

Fitted modern cupboards, single drainer sink unit, plumbing for a washing machine. Stable door to the rear.

Breakfast Kitchen

refitted in 2018 by wren kitchens, with an extensive range of modern cupboards and Bosch appliances central island with fitted cupboard and breakfast bar, Bosch double oven and warming tray, dishwasher and fridge freezer, Induction hob, one and a half bowl sink unit, with mixer taps and attachments, trifold doors to the rear garden and a high vaulted ceiling.

First floor

Landing with loft access pull down ladder and upvc window to the side.

Bedroom One

Upvc window to the front and feature fireplace. Further dressing area/ walk in wardrobe.

Bedroom Two

Upvc window to the rear and radiator.

Bedroom Three

Upvc window to the side and radiator.

Family Shower Room

Separate cubicle with shower, low level WC and vanity wash hand basin.

Outside

Extensive porcelain patio, further Astro turf sitting area with outside tap and power, Barbecue area with built in work space area with slate tiled inset, extensive lawn and patio. resin pathway to an area of garden which is not owned by the property but has been utilised for several years, the agents are informed by the sellers it could potentially be purchased from Seven Trent at a later date. Worcester oil boiler and a separate tank. There is a driveway and storage area

Tenure

Freehold

Council Tax Band

South Derbyshire

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.

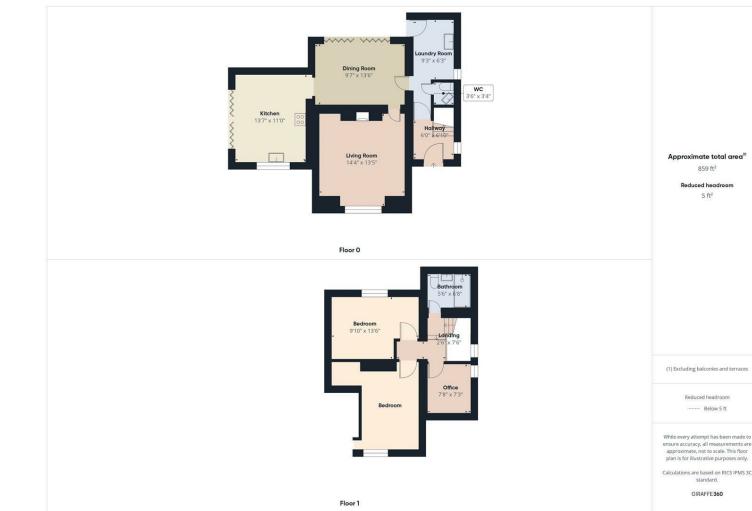
General Note

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.



Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs	(B2 plus) A		
(B1-4) B		76	56
(D1-4) C			
(D9-44) D			
(D9-54) E			
(F1-33) F			
(F1-40) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Proposed
Very environmentally friendly - lower CO ₂ emissions			
(B2 plus) A	B		
(B1-4) B	C		
(D9-41) C	D		
(D9-54) D	E		
(F1-33) F	F		
(F1-40) G	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			