





Internal inspection is highly recommended to fully appreciate this delightful character home, ideal for first-time buyers or those looking to downsize. Tucked away on a quiet no-through road yet just a stone's throw from the town centre, the property enjoys a convenient location close to a wide range of amenities, while also benefiting from off-road parking and a charming cottage-style garden.

The nearby town centre offers an excellent selection of supermarkets and independent shops, along with public houses, restaurants, coffee houses and bars. Further amenities include a train station, doctors' surgeries, a multi-screen cinema and a modern leisure centre. For commuters, the A50 dual carriageway provides easy access to the M1 and M6 motorways, as well as the cities of Derby and Stoke-on-Trent.

The home itself blends period charm with versatile living space, featuring a welcoming entrance hallway, a characterful lounge with feature fireplace, and an impressive open-plan dining area ideal for entertaining, with direct access to the rear garden. Two well-proportioned bedrooms are complemented by a stylish four-piece family bathroom, while practical additions include a fitted kitchen, utility room and ample storage throughout. This is a beautifully presented home offering both character and convenience in a highly desirable location.

Viewing by appointment only.



## Hallway

A welcoming entrance featuring a beautiful original glazed panel front door, opening into a hallway with a staircase rising to the first floor. The space houses the electrical consumer unit, a smoke alarm, and provides access via an internal panelled door to the principal reception room.

## Lounge

Positioned to the front of the property, the lounge benefits from newly installed triple-glazed windows set within original casings, allowing natural light to flood the room. A striking open fireplace with tiled hearth and mantel forms a charming focal point, complemented by a central heating radiator. A useful under-stairs storage cupboard with lighting and coat hooks adds practicality, while an internal door leads through to the kitchen.

## Kitchen

The kitchen features quarry tiled flooring and an original glazed window overlooking the rear elevation. Fitted with a range of matching base and eye-level cupboards and drawers, the room is finished with wood block-effect work surfaces. Additional highlights include a central heating radiator, integrated wine rack, feature fireplace, and ceiling spotlights. An original internal door opens into a useful pantry with eye-level shelving, while a further original door leads through to the dining area.







### Dining Area

An impressive and versatile space with a vaulted ceiling and UPVC double-glazed apex window to the rear, creating a bright and airy atmosphere. Engineered oak panelled flooring runs throughout, complemented by two double-glazed rear windows, two Velux roof lights with built-in spotlighting, and a central heating radiator. Double doors open directly onto the Indian stone rear patio, ideal for indoor-outdoor living. The room also benefits from a telephone point, dimmer switch lighting, and an internal latch panelled door leading to the utility room.

### Utility

A practical space providing plumbing and room for freestanding white goods, along with housing the recently fitted gas central heating boiler. Shelving and lighting complete the room.

### Landing

The first floor landing includes a smoke alarm and access to the loft via a ceiling hatch. Internal panelled doors lead to the bedrooms and bathroom.

### Bedroom One

A well-proportioned double bedroom featuring an original glazed window to the front elevation, a characterful feature fireplace, and panelled flooring throughout.

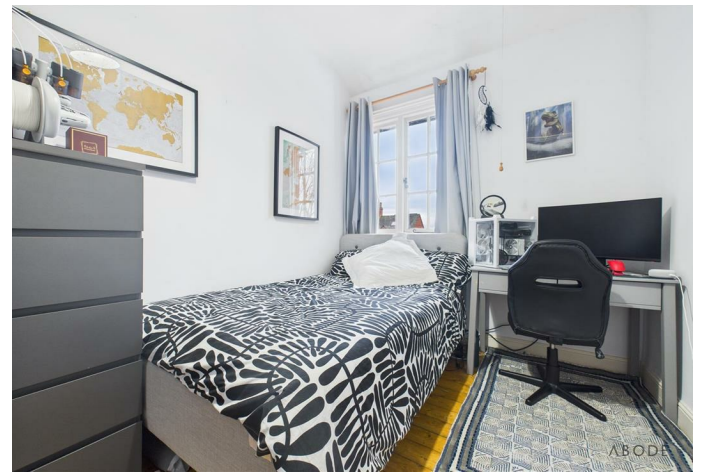
### Bedroom Two

Overlooking the rear elevation, this bedroom includes a glazed window, feature fireplace, and oak panelled flooring, offering a comfortable and inviting space.

### Bathroom

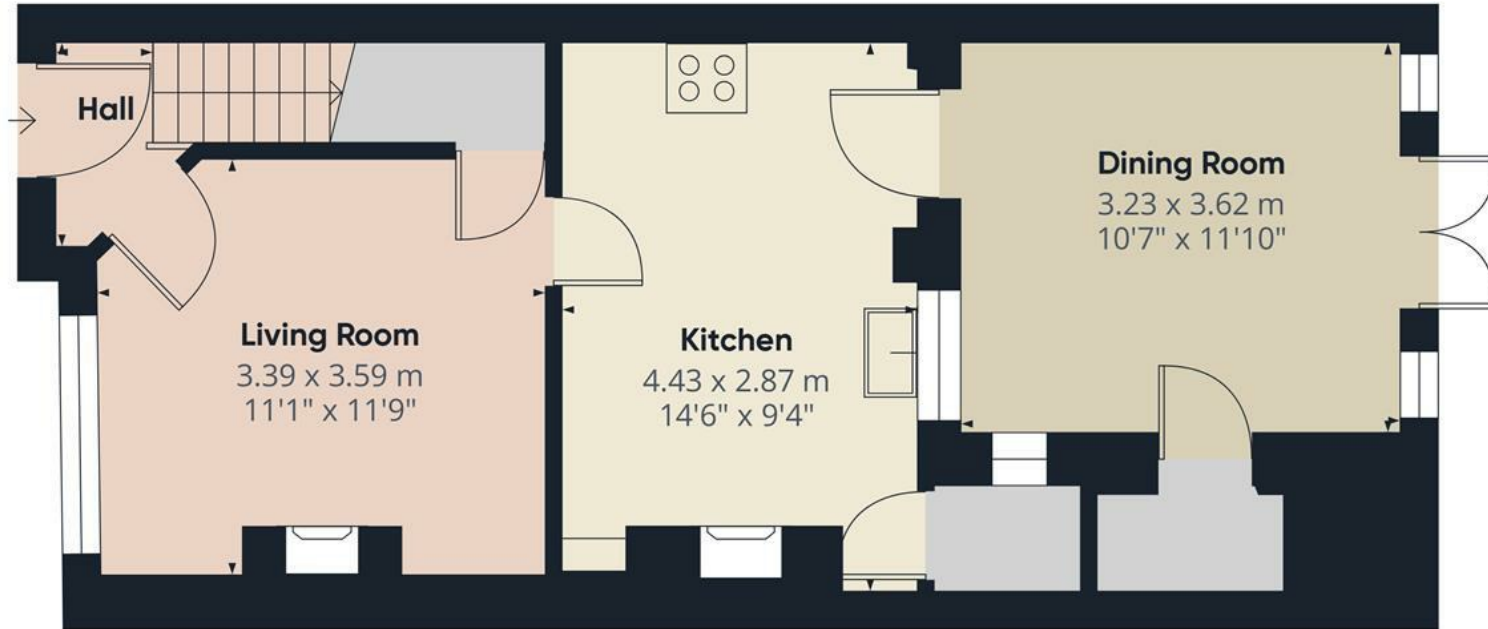
A stylish four-piece family bathroom with a glazed window to the rear elevation. The suite comprises a freestanding roll-top bath with chrome tap fittings and claw feet, a wash hand basin with mixer tap and tiled splashback, a high-level WC, and a corner shower cubicle with waterfall showerhead. Complementary wall tiling, panelled flooring, a Milano Windsor central heating radiator, and extractor fan complete the room.









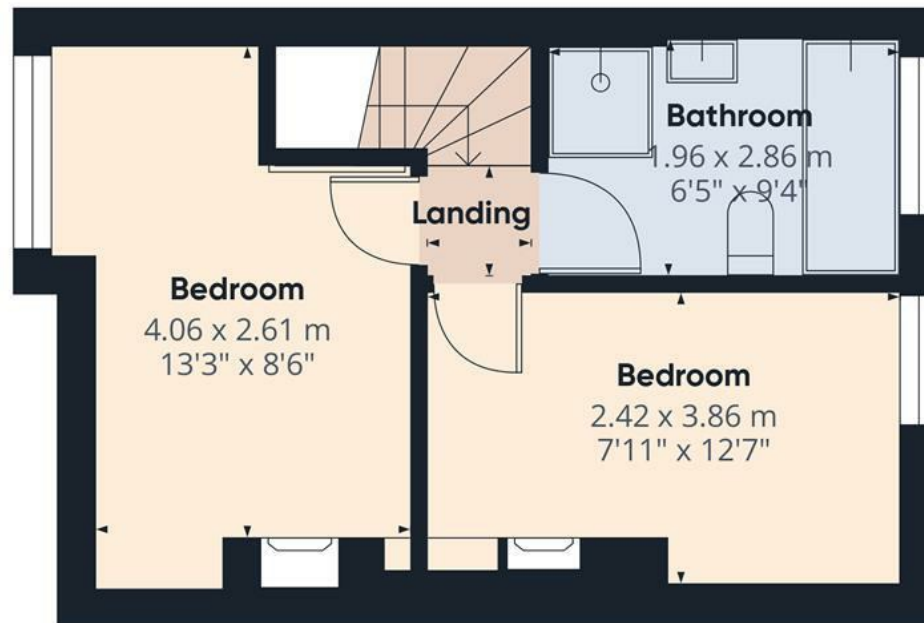


Floor 0

Approximate total area<sup>(1)</sup>

67.7 m<sup>2</sup>

729 ft<sup>2</sup>



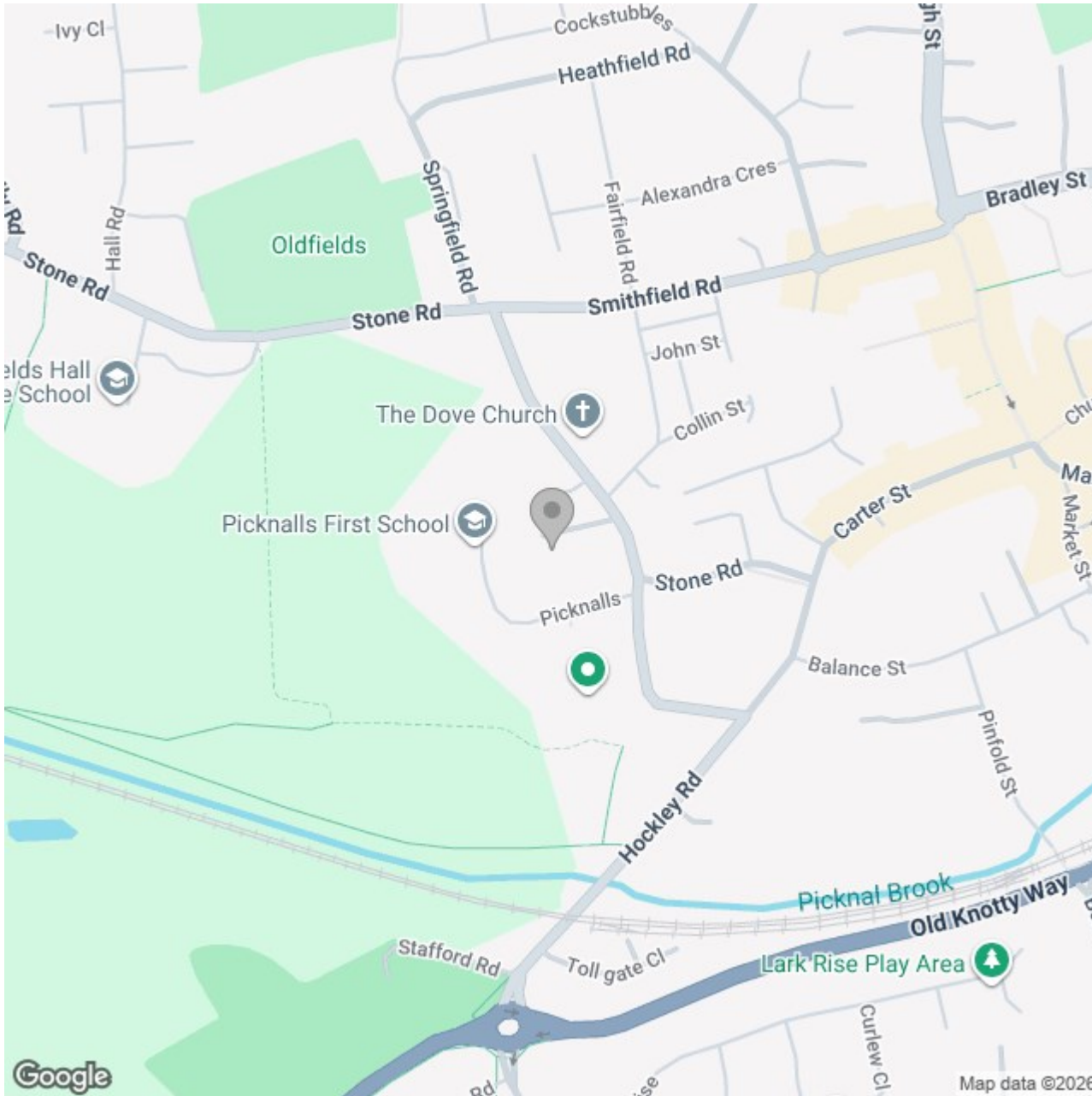
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	