Milton Road

Derby, DE65 6FZ

John German ©

Milton Road

Derby, DE65 6FZ

£525,000

This dormer bungalow is set on a pretty & established garden plot backing onto allotments. Offering a light & spacious home with a flexible three/four bedroom layout, two generously sized reception rooms, kitchen/diner with Aga, utility, conservatory, garage & drive, in a highly regarded village location.

This lovely light and spacious home features a flexible three/four bedroom layout, plenty of living space including two reception rooms, a kitchen/diner with an Aga and a conservatory.

Perfectly placed within walking distance for participating in all the village community has to offer including Repton School and Repton Preparatory School, together with the village pubs, shop, Post Office, church, village hall and primary school. There are also plenty of local and countryside walks to enjoy along with excellent transport links, train stations at nearby Willington and Burton-on-Trent plus direct services to London from Derby and Lichfield railway stations.

Set behind a front garden and blocked paved drive leading to a good size garden, steps rise up through pretty gardens with the front door opening into a welcoming hall offering a spacious entrance with Parquet flooring.

The lounge is a light filled room with a deep curved bay window framing views to front, second window to side and the fireplace adding a cosy feel.

The separate dining room features Parquet flooring and is generously size with space for a large table, ideal to entertain or the versatility to use as a family room or a large ground floor fourth bedroom with the property benefiting from a ground floor shower room/guest WC.

The kitchen/diner is very much the heart of the house, well appointed with fitted units, a lovely Aga, breakfast bar, space for a breakfast or dining table and doors opening into a light filled conservatory with garden views.

Off the kitchen is a second hall with a front door offering a practical second entrance with a useful utility room and a good size home office perfect for those needing separate work/hobby space with garden views.

The landing with eaves storage and a built-in cupboard with a dormer window to side has doors leading off.

All three first floor bedrooms are light and bright, bedrooms one and two both benefit from fitted wardrobes and storage and bedroom three is a comfortably sized single.

The bathroom is fitted with a three-piece suite.

The rear gardens a superb highlight of this home, established with colourful borders and shaped lawns, generously sized and ideal for those wanting plenty of outdoor space to enjoy, it backs onto allotments. There is also a useful garden store and a greenhouse.

Agents notes: Probate has been applied for but not yet granted. The property is not registered with Land Registry and may be subject to a first charge.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: South Derbyshire District Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA13072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

John German

John German

John German

John German

John German

John German

John German

John German

John German

John German

John German

John German

John German

John German

Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

John German

Approximate total area(1)

181.3 m²

1952 ft²

Balconies and terraces

10.5 m²

113 ft²

Reduced headroom

4.4 m²

47 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

Agents' Notes

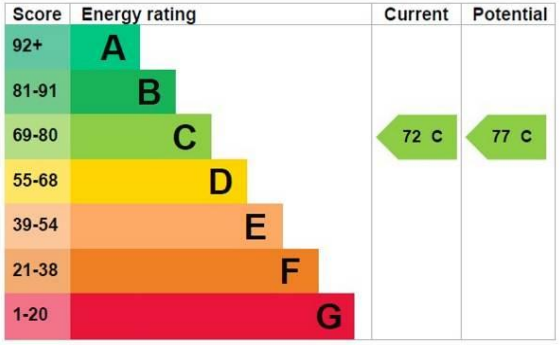
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
01283 512244
burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

John German