



John German



Extended Detached Bungalow providing Well-Proportioned and Versatile Accommodation, in Need of some Cosmetic Updating, Occupying a Pleasant Position in the Highly Regarded and Sought-After Village.



£335,000

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For Sale with No Upwards Chain Involved, Viewing and Consideration of this spacious bungalow is strongly advised to appreciate the room dimensions and versatile layout, the well-maintained general order but scope for to personalise, and its lovely position in the delightful village. Providing the opportunity to use the space as either a 2-bedroom home with additional living space, or as a 3-bedroom home.

Situated in the highly regarded and sought-after village within walking distance to its wide range of amenities including first school, The Cavendish Arms public house, sports club, village hall, tennis courts, bowling green and its picturesque church. Several walks through the surrounding countryside are also on the doorstep. The towns of Uttoxeter and Ashbourne are both in easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

**Accommodation:** A uPVC part obscure double glazed door opens to the entrance hall, where doors lead to the extended accommodation and the fitted guest cloakroom/wc which has a modern two-piece suite.

The generously sized living room provides space for a dining suite if desired, having a focal central fireplace and a wide bow window providing an abundance of natural light and a pleasant outlook. The fitted kitchen has a range of base and eye level units with worktops and an inset sink unit set below the side facing window, a fitted electric hob with an extractor over, built-in electric oven, plumbing for a washing machine and space for a fridge, plus a part glazed door opening to an uPVC double glazed porch to the side.

An inner hallway has a built-in storage cupboard and separate airing cupboard, plus doors leading to the three good-sized bedrooms with two benefitting from built-in wardrobes. The extended bedroom to the rear provides an opportunity to alternatively use this space as dining room and separate sitting area if preferred. Completing the accommodation is the fitted shower room which has fully tiled walls, having a white suite incorporating a large double shower cubicle with an electric shower over, and a side facing window providing natural light.

**Outside:** To the rear the enclosed garden has a paved patio leading to a circular lawn with well stocked beds and borders and a further paved seating area at the top of the garden. To the side of the home is a further paved area with well stocked beds and borders.

To the front is a garden laid to lawn with well stocked borders. A paved driveway provides off-road parking, extending to the side of the property with limited vehicular access to the detached garage, which has an up & over door and uPVC double glazed French doors opening to the rear garden.

W3W – shining.however.necklaces

**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:** Electric

(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:** Derbyshire Dales District Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA13012026

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.

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Ground Floor Building 1

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

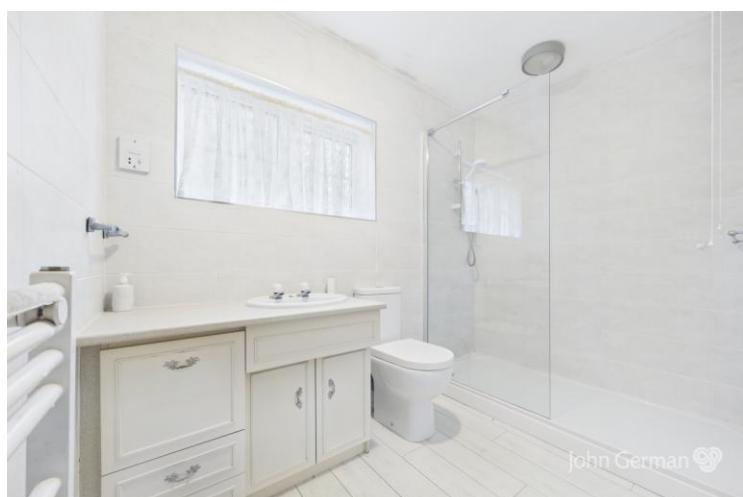
1030 ft<sup>2</sup>  
95.5 m<sup>2</sup>

(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.

GIRAFFE360

Ground Floor Building 2





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#### Agents' Notes

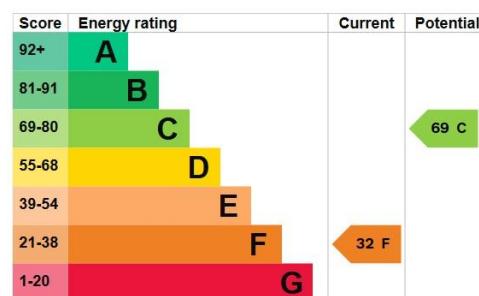
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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**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.



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