



Woodhead Bungalow

Calwich



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Calwich
Ashbourne
Derbyshire
DE6 2HE



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This delightfully located detached dormer bungalow provides well presented, versatile accommodation enjoying an enviable location, stunning views to the rear beyond the neighbouring open farmland to the beautiful rolling countryside.

Occupying a good sized plot with vast amounts of off road parking to the front with garage and generous garden to the rear enjoying views.

Conveniently situated with direct access from the B5032 Ashbourne to Uttoxeter road providing excellent access to local link roads

No upward chain

Asking Price:

£525,000



Ashbourne Office - 01335 342201



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Living Accommodation

The main front access door leads in to the **Entrance Porch** which in turn leads through into the **Entrance Hall** which has parquet floor and stairs rising to the first floor level, internal access doors both ground floor bedrooms, bathroom, Lounge and Dining Kitchen.

The **Lounge** is a front facing reception room with a feature fireplace having inset cast iron woodburning stove set on a tiled hearth.

The **Dining Kitchen** to the rear of the property having a Dining /Living area with feature stone fireplace with inset cast iron woodburning stove set on tiled mantle. The Kitchen area has a range of matching wall drawer and base units with works surface over and undercounter appliance space, integrated electric hob and double over with extractor hood over, sink and rear situated underneath the rear window which enjoys open outlook. Walk-in pantry with shelving and built-in wine rack and shelf storage built within the former fireplace, internal door leads through to the **Rear Porch** which has an external access door, internal doors to **Utility Room** with sink and drainer and plumbing for washing machine and **Log Store**.



Bedroom Accommodation

The two ground floor bedrooms are accessed from the Entrance Hall and are spacious double Bedrooms.

Bedroom One is the slightly larger of the two bedrooms with a window to the rear overlooking the garden and enjoying the open views beyond. **Bedroom Two** is front facing overlooking the driveway.

Ground Floor Shower Room has been completely renovated during the current owners occupation and is fitted with a double shower cubicle, low flush WC and wash hand basin. Being fully tiled walls and floor and heated towel rail with obscured window to rear.

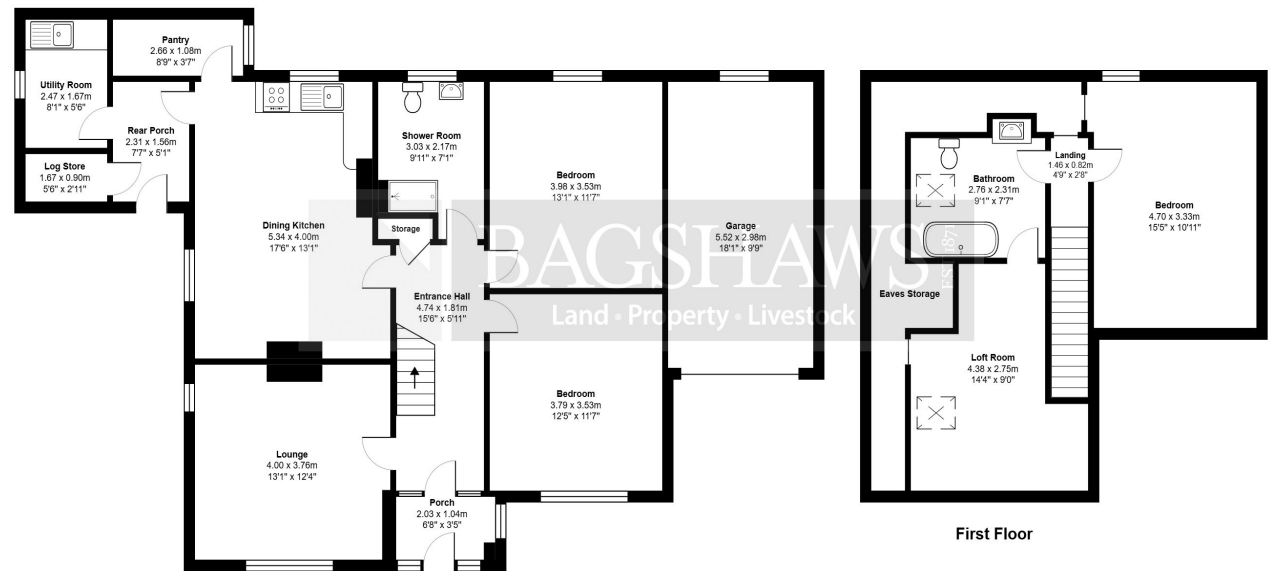


First Floor

The first floor is accessed from the Entrance Hall onto the landing area with has a door to the First Floor Bathroom and **Attic Bedroom Three**, which is a double bedroom and has a Velux window to rear enjoying views over the open farmland with rolling countryside beyond.

The **First Floor Bathroom** has been refitted to now included a feature freestanding rolltop claw feet bath with central mounted mixer taps, low level WC and wash hand basin with cabinet storage beneath, heated towel rail and part tiled wall.

From this room there is access to a further **Loft Room** which has potential to be used a Study or occasional bedroom, with under eaves storage, and Velux window to rear enjoying the stunning views of the open fields and rolling countryside.



Ground Floor

First Floor

All measurements are approximate and for display purposes only

Externally

The property is accessed from the main road through gated access onto the driveway which offers vast hardstanding and off road parking for a number of vehicles and access to the **Attached Garage** which has power and lighting and double timber access door to open up for vehicular access.

Adjacent to the garage is a further gated access providing secured parking and hard standing. To the alternate side of the house is a pedestrian access to the rear, where there is a paved seating area to the immediate rear with step up to lawned garden which is enclosed from the neighbouring farmland by post and rail fence so as to preserve the stunning views beyond the open fields to the rolling countryside beyond.



General Information

Services:

The property benefits from mains electricity, private drainage and oil fired central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

The septic tank is in the neighbouring land with a formal easement granted to access and empty the tank as required.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority:

East Staffordshire Borough Council

Council Tax Band – E

Directions:

What3words:///sunblock.empires.stockpile

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Broadband Connectivity:

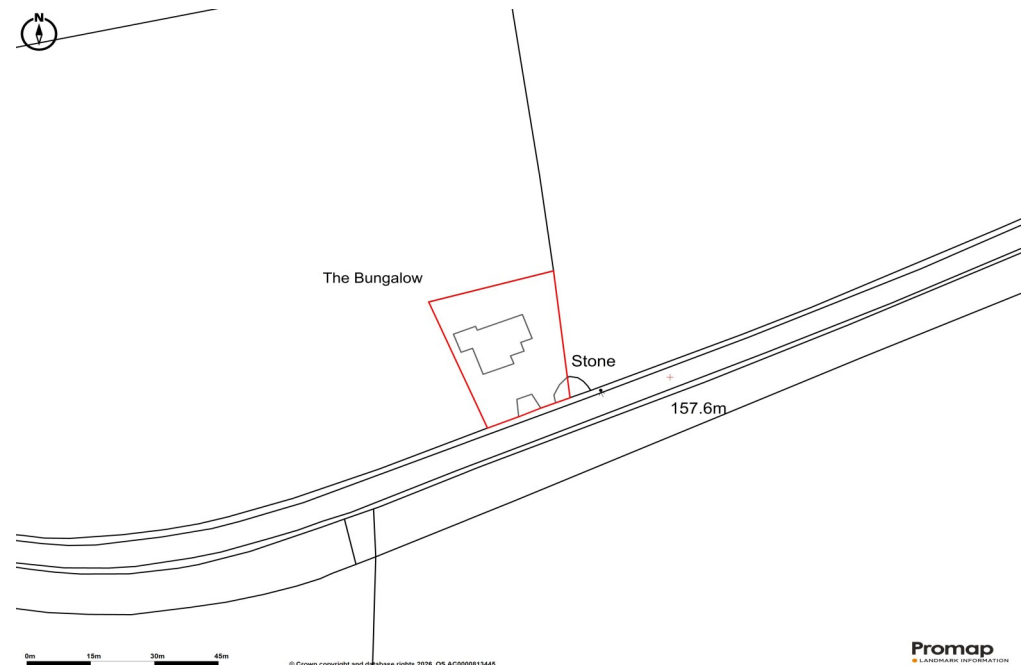
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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