





Offered for sale with no upward chain, this attractive two-bedroom home is ideal for first-time buyers, downsizers or investors. Situated in a quiet cul-de-sac within a popular village, the property is within walking distance of local amenities including shops, schools, pubs, a doctor's surgery and the JCB World Headquarters, with its lakes and surrounding countryside walks. Uttoxeter, Ashbourne and the A50 are all easily accessible, providing excellent commuter links.

The accommodation comprises an entrance hall, ground floor cloakroom/WC, fitted kitchen with integrated oven, hob and extractor, and a spacious lounge/dining room with patio doors opening onto the rear garden. To the first floor are two well-proportioned bedrooms, including a principal bedroom with fitted wardrobe, together with a family bathroom fitted with a three-piece suite and shower over the bath.

Outside, the property benefits from a pleasant enclosed rear garden with patio seating area and lawn, while to the front a block-paved driveway provides off-road parking for several vehicles.



Hallway

A welcoming entrance hallway featuring a balustrade staircase rising to the first-floor landing, central heating radiator, thermostat control, and doors providing access to the principal ground-floor accommodation.

Kitchen

Fitted with complementary tiled flooring and a UPVC double-glazed window to the front elevation incorporating a charming window seat. The kitchen is equipped with a range of matching wall and base units with roll-edge work surfaces, offering ample storage and preparation space. Integrated appliances include a one-and-a-half bowl stainless steel sink with mixer tap, four-ring gas hob with extractor hood above, and a built-in oven and grill. There is also plumbing and space for freestanding under-counter appliances, together with a central heating radiator.

Cloakroom/W.C.

Conveniently located on the ground floor and fitted with a low-level WC with continental flush, floating wash hand basin with tiled splashback, central heating radiator, extractor fan, and electrical consumer unit. A UPVC double-glazed obscured window provides natural light.

Lounge/Diner

A spacious and versatile reception room featuring UPVC sliding patio doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. Additional features include a TV aerial point, telephone point, central heating radiator, and a useful understairs storage cupboard.



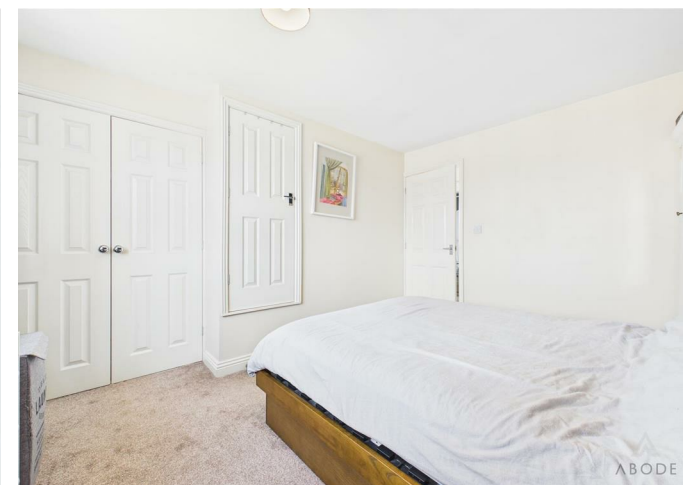
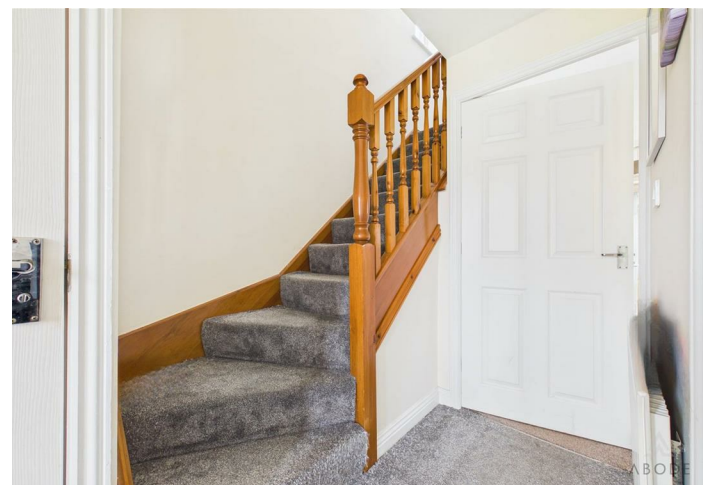
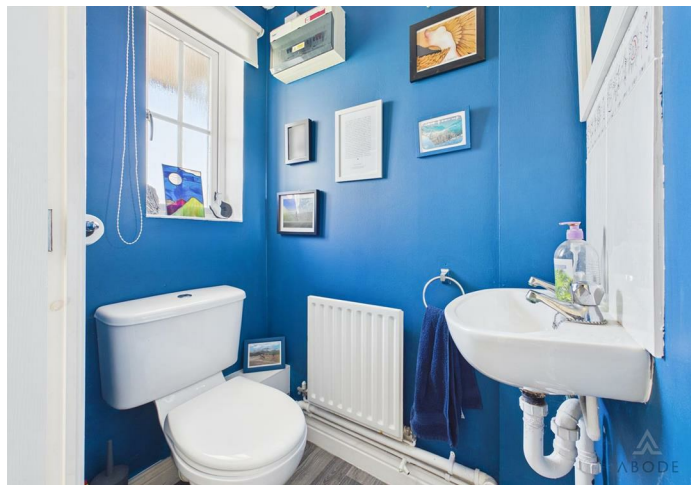
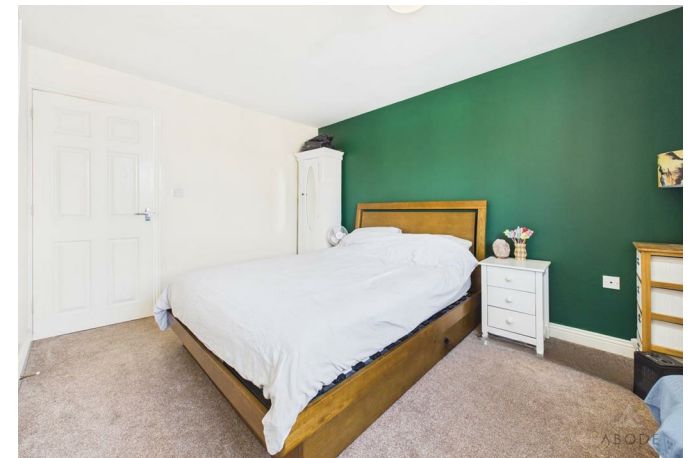
Landing

With a UPVC double-glazed window to the side elevation, smoke alarm, loft access via hatch, and doors leading to all first-floor rooms.

Bedroom One

A generous double bedroom with a UPVC double-glazed window to the front elevation, central heating radiator, TV aerial point, built-in double wardrobe with hanging rail and shelving, and a useful overstairs storage cupboard housing the hot water immersion tank.







Bedroom Two

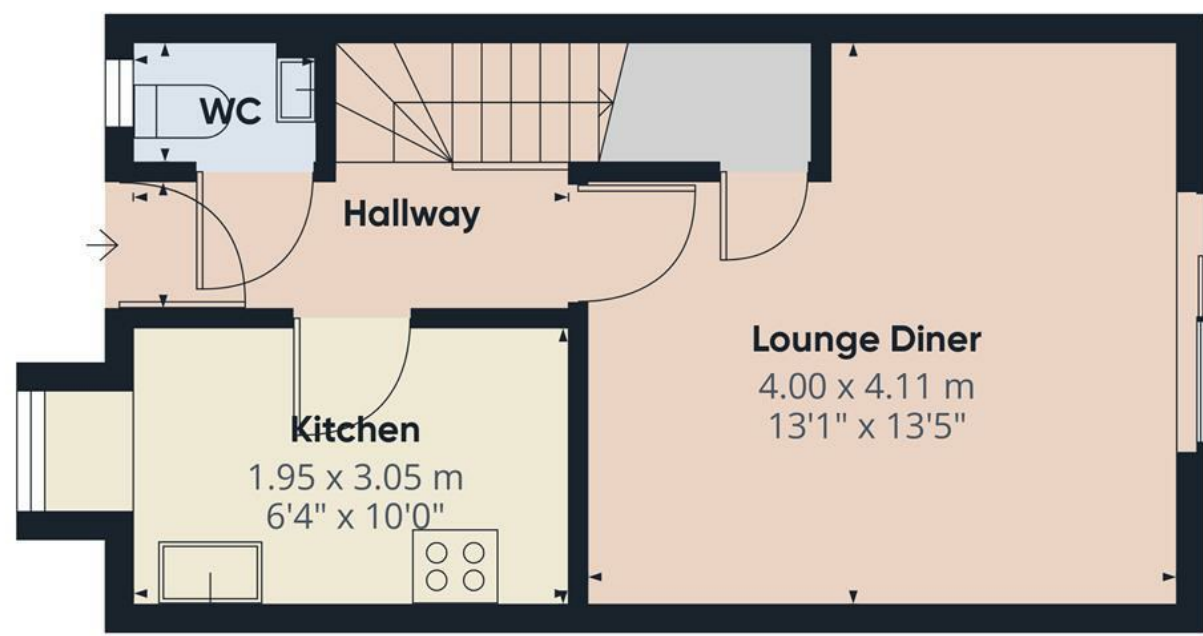
A well-proportioned bedroom featuring a UPVC double-glazed window overlooking the rear garden and a central heating radiator.

Bathroom

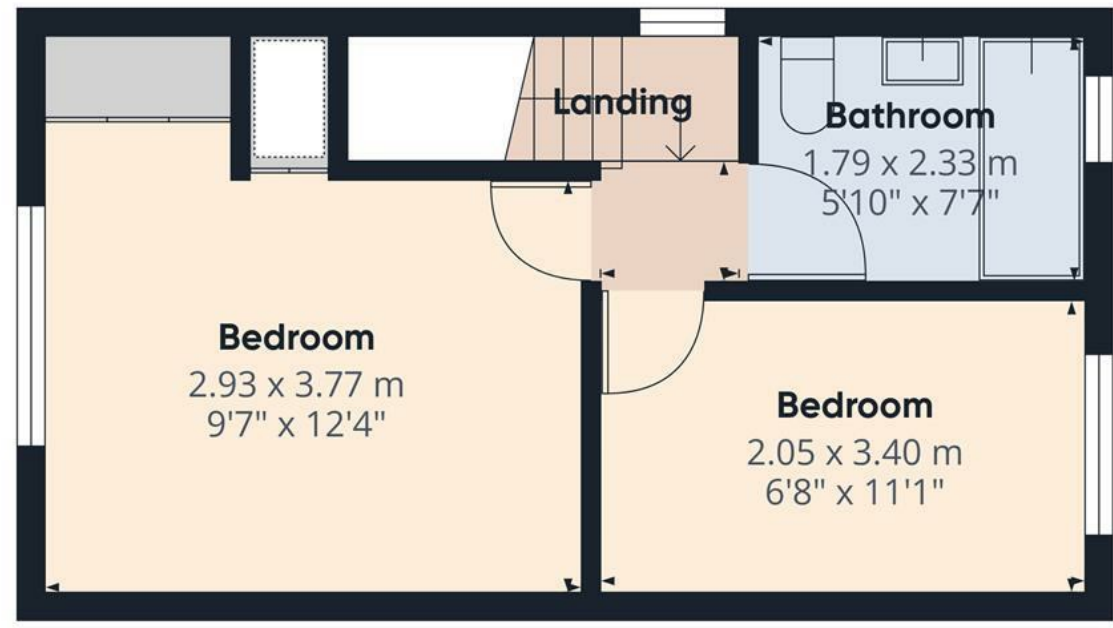
Appointed with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin, and low-level WC. Complementary wall tiling, central heating radiator, extractor fan, and a UPVC double-glazed obscured window to the rear elevation complete the accommodation.







Floor 0



Floor 1

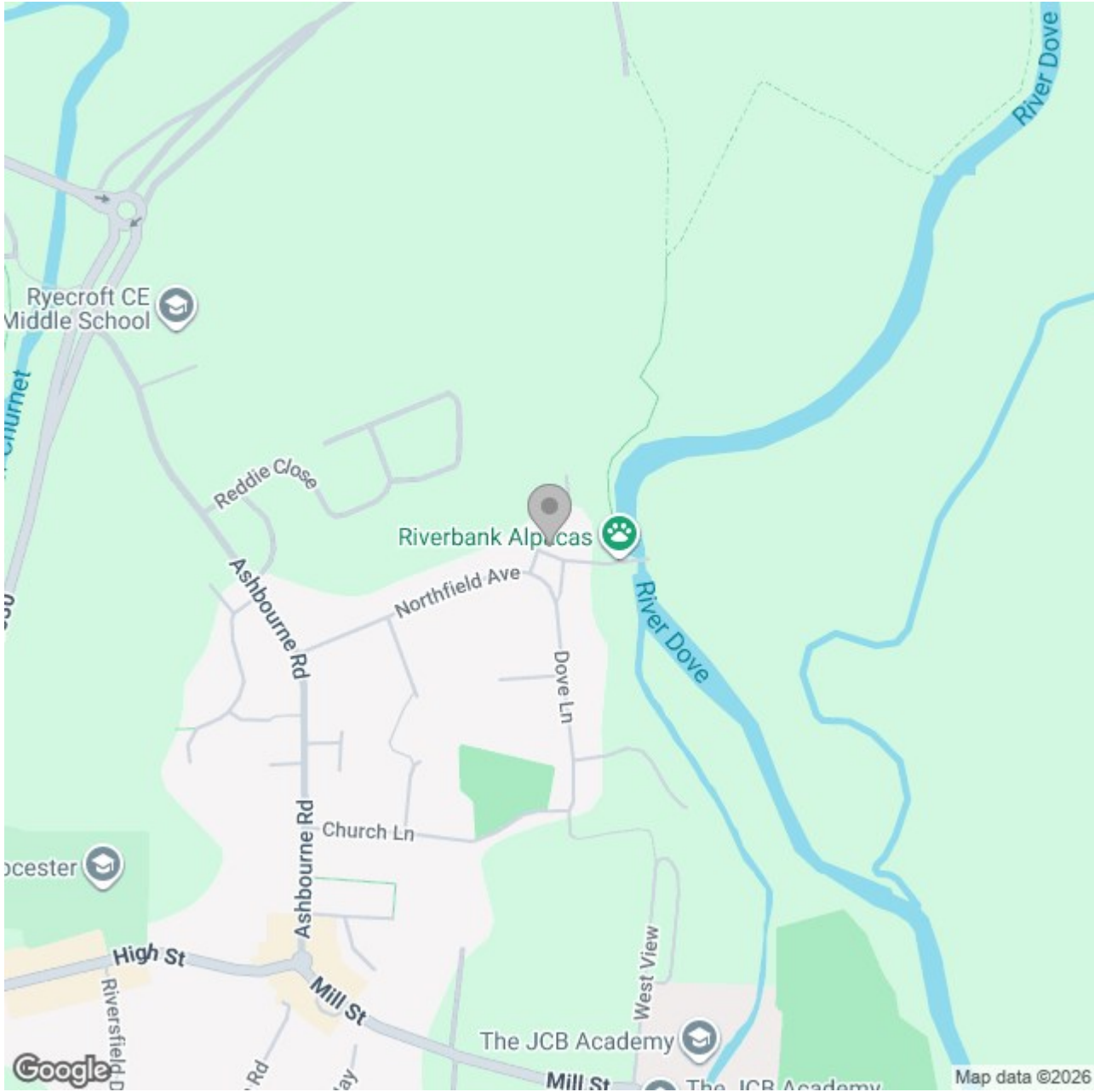
Approximate total area⁽¹⁾
53.3 m²
573 ft²

(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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	