





This detached family home, set on a generous 0.4 acre plot in a highly sought-after Derbyshire village, has undergone extensive refurbishment and renovation throughout. Individually designed and built, the spacious property features an entrance hall, guest cloakroom, living room, dining room, kitchen/diner, utility room and conservatory. The home offers four double bedrooms, a family bathroom, and en-suite to master. The plot offers an extensive driveway, parking for many vehicles, mature trees, and a well-sized rear garden. This superb village family home still offers scope for further extension(s) if required.

Situated on the outskirts of a highly desirable and well-regarded village, this location provides easy walking access to a range of local amenities. These include a primary school, pub, nursery, active village hall, and church. The surrounding countryside offers picturesque walking routes. The towns of Uttoxeter and Ashbourne are within easy reach, and the nearby A50 dual carriageway provides convenient connections to the M1 and M6 motorways.



Reception Hallway

With a composite double glazed front entry door, Karndeian flooring throughout, dog leg staircase rising to the first floor landing, central heating radiator, spotlighting to ceiling, doorbell chime, oak glass panel doors lead to:

Cloaks/W.C.

With a UPVC double glazed frosted glass window to the side elevation, Karndeian flooring throughout, complementary tiling to lower wall half, low level WC, floating wash hand basin and central heating radiator.

Lounge

With dual aspect views to both front and rear elevations, a UPVC double glazed door with adjoining windows leading to the conservatory. The focal point of the lounge is the multi fuel log burning fireplace, with surround and tiled hearth, wall lighting, two central heating radiators and smoke alarm. The frontage of the lounge makes an ideal study area which enjoys views over the tranquil frontage aspect and allows for ample natural light.

Kitchen/Diner

The bespoke kitchen features a range of base and eye level storage cupboards and drawers with Quartz drop edge preparation work surfaces. A range of integrated appliances includes Neff oven/grill, five ring hob with stainless steel extractor, sunken sink and drainer, dishwasher, pull out storage units and space for further freestanding white goods and appliances and Karndeian flooring throughout. The dining area has a Quartz top breakfast island with wine rack and display cabinet units with LED downlighting. The kitchen/diner has triple aspect views to front, rear and side elevations with 3x UPVC double glazed units. Glass panelled oak doors lead to:



Utility Room

With UPVC double glazed windows to both front and rear elevations, UPVC double glazed doors to frontage and leading to the patio. A range of base and eye level storage cupboards with Quartz drop edge preparation work surfaces. Plumbing for under counter and freestanding space for further white goods, stainless steel sink and drainer with mixer tap, central heating radiator, pull out larder storage units, spotlighting to ceiling, internal door leading to:







Double Garage

With a UPVC double glazed window to the rear elevation, double electric roller door, oil fired central heating boiler, access into loft space via loft hatch:

Dining Room

With Karndean flooring throughout, central heating radiator, wall lighting, UPVC double glazed double doors leading to:

Conservatory

With UPVC double glazed windows to rear and side elevations, double glazed apex with UPVC double doors leading to the rear patio and tiled flooring throughout.

First Floor Landing

With a UPVC double glazed window to the front elevation, access into loft space via loft hatch (loft space is boarded with lighting and ladder), airing cupboard with eye level shelving and central heating radiator. Oak panel doors from the landing lead to:

Bedroom One

With a UPVC double glazed window to the front elevation overlooking far reaching views over front gardens and countryside aspects, central heating radiator, a range of Hammonds built-in fitted wardrobes comprising of hanging rails and glass pocket frosted glass door lead to:

En-suite

Featuring a three-piece suite comprising of low-level WC, double shower cubicle with sliding glass screen, vanity wash hand basin with mixer tap, complementary tiling to wall coverings, chrome heated towel radiator, extractor fan and spot lighting to ceiling.

Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator, a range of Hammonds built-in wardrobes comprising of hanging rails and shelving.

Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Four

With a UPVC double glazed window to the front elevation, central heating radiator and a range of Hammonds built-in wardrobes comprising of hanging rails and shelving.

Bathroom

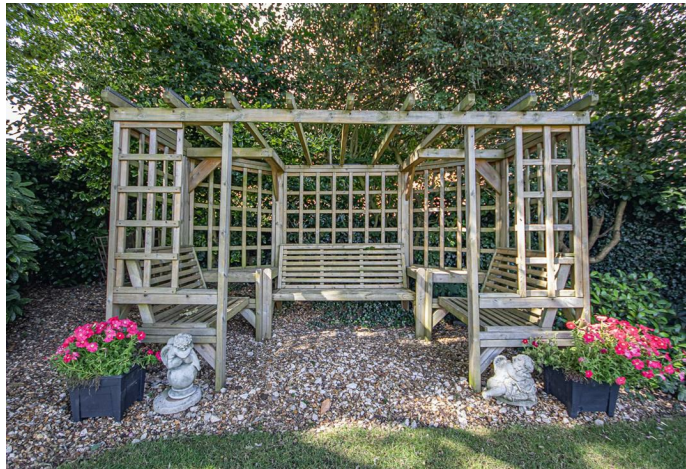
With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece family bathroom suite comprising of low-level WC, wash hand basin with mixer tap and base level storage cupboards and Swarovski handles, granite work tops, bath unit with shower over, complementary tiling to wall coverings, central heating radiator, Quartz tops with spotlighting to ceiling.







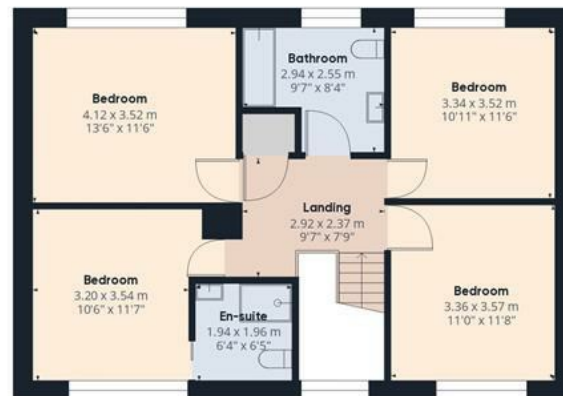








Floor 0



Floor 1

Approximate total area⁽¹⁾

202.01 m²

2174.41 ft²

Reduced headroom

0.67 m²

77.39 ft²

(1) Excluding balconies and terraces

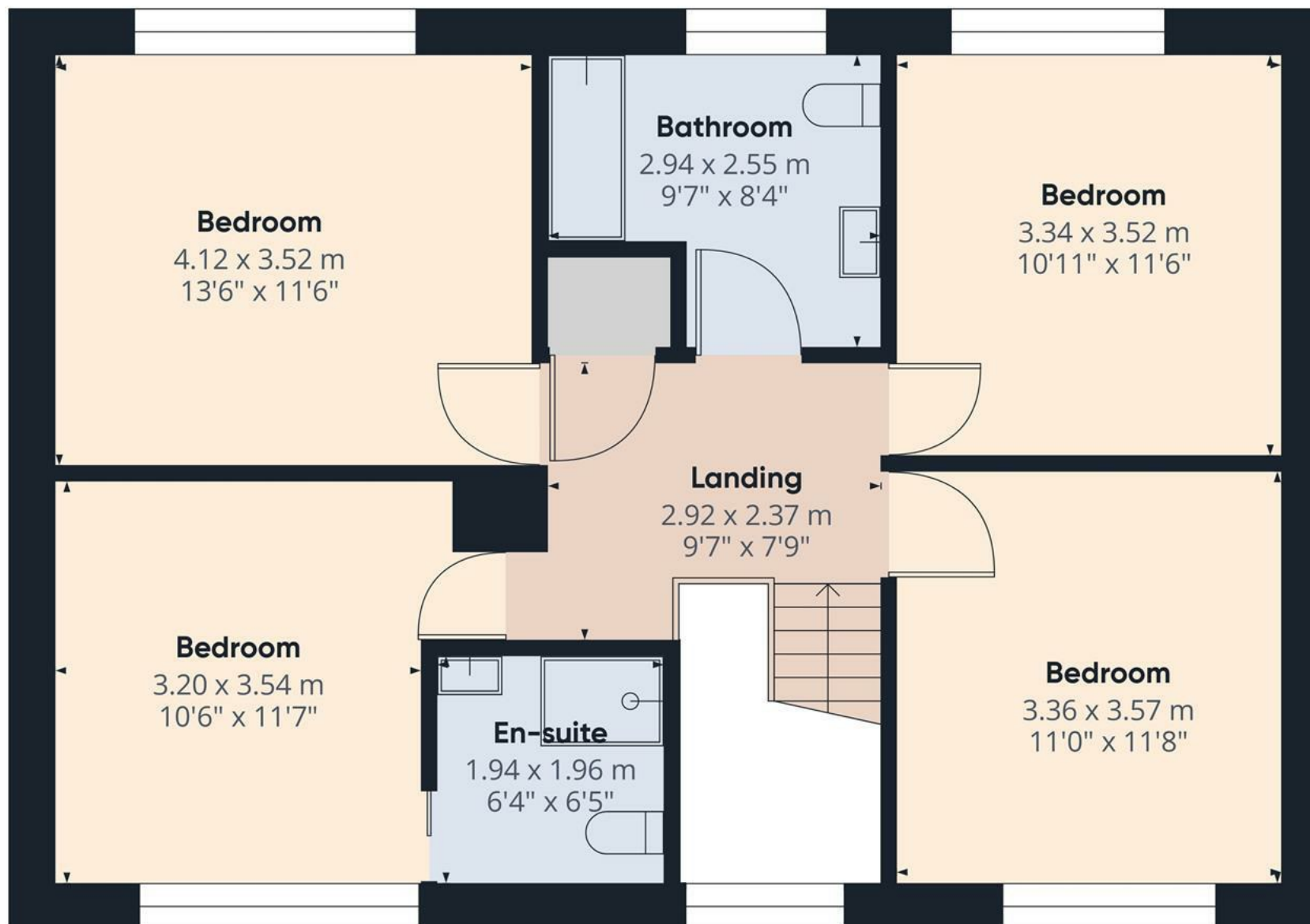
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾
67.39 m²
725.37 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 