

**A SPACIOUS AND INDIVIDUAL DETACHED BUNGALOW**

**LITTLE CROFT  
HERMITAGE LANE  
MIDDLE MAYFIELD, DE6 2JU**



**PRICE: O/A £360,000**

Occupying a very spacious corner plot in an idyllic semi-rural location

## DESCRIPTION

Considered likely to be of particular interest to the professional or retiring couple this individual, detached, traditionally styled and constructed bungalow property offers spacious and well appointed accommodation situated in a most delightful, semi-rural location.

The gas centrally heated and sealed unit double glazed property occupies a very spacious corner plot and enjoys a truly delightful rural outlook. Briefly comprising large reception hall, spacious triple aspect sitting room with log burner stove, large very comprehensively fitted dining kitchen with sun room off.

There are two bedrooms and high quality, contemporary shower room. The large garden grounds are enhanced by a spacious car standing space, a very useful garage and a small range of outbuildings.

An early viewing is most enthusiastically encouraged.

## ACCOMMODATION

A panelled and sealed unit double glazed composite entrance door leads to



**Spacious Reception Hall** 12'5" x 11'5" [3.78m x 3.48m] having hardwood parquet floor and all main rooms off.



**Front Sitting Room** 21'7" x 13'7" [6.58m x 4.14m] a very light, bright reception room with large sealed unit double glazed upvc windows on three sides the largest window overlooking the garden and the fields beyond towards Middle Mayfield. There are two double panel central heating radiators and a wide contemporary fireplace with slate tiled hearth, heavy oak bam mantel and fitted ClearView solid fuel stove.

**Dining Kitchen** 22'4" x 12' [6.81m x 3.66m] maximum overall measurements. This room is divided into two sections and comprises the



**Kitchen Area** with marble tiled floor and an excellent range of high quality fitted units in oak providing numerous base cupboards and wall cupboards with two glazed wall cupboards and tall shelved larder cupboard. Matching flanking broom cupboard, two drawer banks and extensive polished black marble work surfaces. There is a recessed one and a half bowl sink unit with pillar mixer tap and black marble upstands and windowsill. Fitted Britannia range cooker with six burner gas hob and electric double oven beneath. Tiled splash backs and large brushed stainless steel extractor hood. Provision and plumbing for dishwasher and automatic washing machine.. The kitchen has numerous inset ceiling spotlights and there is a feature island unit to match the remainder of the kitchen with large polished black marble work surface/breakfast bar. From the Kitchen a wide upvc sealed unit double glazed window overlooks the garden and the fields towards Mayfield Hall. A wide opening from the Kitchen leads to



**Dining Area** with oak effect laminate floor, double panel central heating radiator and two uplighter wall lights. A further wide opening and step down leads to

**Sun Lounge** approx. 8'3" x 7'7" [2.51m x 2.31m] with laminate floor to match the dining area and wide upvc sealed unit double glazed windows to front and side and a matching double glazed door to the exterior.

**Bedroom One** 15'1" x 9'4" [4.6m x 2.84m] with upvc sealed unit double glazed window looking towards Hermitage Lane and having central heating radiator beneath. Large double opening inbuilt wardrobe cupboard with fitted hanging rail, shelves and double opening cupboard above.



Bedroom One

**Bedroom Two** 12'5" x 9'10" [3.78m x 3m] a double aspect room with two upvc double glazed windows the side window enjoying extensive views towards the valley of the River Dove. Central heating radiator.



**Bathroom** a good sized bathroom with contemporary fitments in white comprising panelled bath, low flush wc and pedestal wash hand basin and large shower cubicle with glazed shower screen having sliding door and electric shower control. There is a upvc sealed unit double glazed window, double panel central heating radiator and electric chrome towel rail radiator.



## OUTSIDE

The property occupies an extensive corner plot. A vehicular access from Hermitage Lane leads to a wide tarmac car standing and turning area. This in turn leads to a brick built

**Garage** 17'5" x 9'7" [5.31m x 2.92m] with up and over door, electric light and power supply, outside tap and gas meter. A pedestrian door from the garage leads to

**Covered Side Passageway** which also has a door onto the front car standing and parking area and a upvc sealed unit double glazed door to the garden. Off the passageway there is a useful upvc constructed potting shed or summer house and there are also two fuel stores. Wall mounted gas fired Ideal boiler for domestic hot water and central heating.

The bungalow has the benefit of spacious, primarily lawned gardens on three sides but with planted flower, shrub and evergreen beds and borders. Extensive stone flagged patio area and further paved patio to the rear.



## SERVICES

It is understood that all mains services are connected.

## FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

## TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

## COUNCIL TAX

For Council Tax purposes the property is in East Staffordshire band E.

## EPC RATING D

## VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

## DIRECTIONS

From the agents Church Street office turn right. Continue along Church Street into Mayfield Road and proceed to the village of Mayfield. After crossing over Hanging Bridge turn left along the B5032 signposted Ellastone and Uttoxeter. Continue along for nearly one mile, proceeding through Wallash and Hermitage Lane will be noted on the righthand side. Little Croft is situated on the corner of Hermitage Lane on the main road identified by our for sale board.

Ref: FTA2303

### Ground Floor

Approx. 145.4 sq. metres (1565.2 sq. feet)



Total area: approx. 145.4 sq. metres (1565.2 sq. feet)

**Little Croft, Hermitage Lane, Middle Mayfield, Ashbourne, Derbyshire, DE6 2JU**

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.