





**** FULL OF CHARACTER AND CHARM
**** STUNNING BALCONY VIEWS FROM THE MASTER BEDROOM **** This is a much improved cottage located in the sought after village of Clifton. In brief the cottage offers a hall, lounge with feature fireplace, garden room, sitting room with a log burner. Fitted dining kitchen and a guest cloakroom. Three first floor bedrooms, master with an en suite shower room and a balcony. Family bathroom with bath and shower. Balcony off the master bedroom offering views over the garden and countryside. Established rear garden and a side storage area with access to the front. The property benefits from a gas heating system and new upvc double glazed windows. Located in the heart of the village with views over the Church, walking distance to the highly regarded local school and to the village pub. Good road access to the A515 into Ashbourne and the A50.
NO CHAIN



HALL

Entrance door into the hall with stairs to the first floor and doors to -

LOUNGE

Feature living flame coal effect gas fire with cast iron insert and a wood surround, radiator, upvc double glazed window to the front, beams and double doors to the garden room.

GARDEN ROOM

Windows and doors onto the garden.

SITTING ROOM

Feature log burner, upvc double glazed window to the front, radiator and open through to the kitchen diner.

DINING KITCHEN

Fitted wall mounted, base and drawer units with work surfaces, breakfast bar and a double bowl sink and drainer unit. Fitted double oven and induction hob, integrated dishwasher, fridge/freezer and plumbing and space for a washing machine, window into the garden room and a upvc double glazed window overlooking the garden. Stable door to the side store/entry and a door to the cloakroom.

CLOAKROOM

Low flush wc and a wash hand basin.

FIRST FLOOR LANDING

Doors to -



BEDROOM

Upvc double glazed window to the front overlooking the church, radiator and double doors onto the balcony with a seating area and stunning views.

EN SUITE

Corner shower, wash hand basin, low flush wc and ladder style radiator.







BEDROOM

Modern fitted wardrobes, cast iron fireplace, radiator and upvc double glazed window to the front overlooking the church.

BEDROOM

Two upvc double glazed windows to the rear overlooking the garden and a radiator.

BATHROOM

Panel enclosed bath and a separate shower, low flush wc, wash hand basin, ladder style radiator and a upvc double glazed window to the rear.

OUTSIDE

Side gated entry offering a covered area used as a wood store through to the rear garden offering seating areas, lawns and established borders, plants and shrubs.

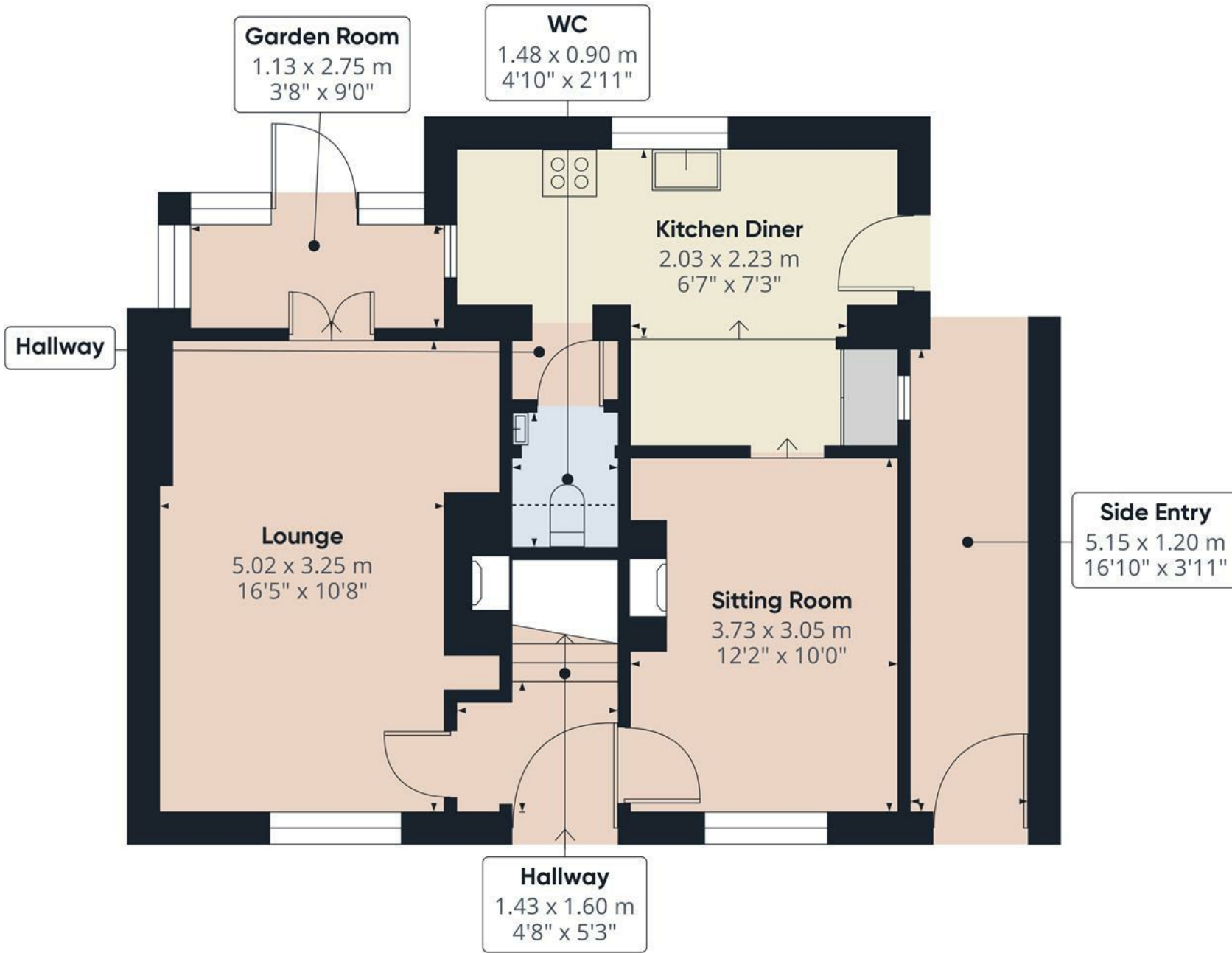






ABODE
SALES & LETTINGS





Floor 0

Approximate total area⁽¹⁾

53.84 m²
579.52 ft²

Reduced headroom

0.35 m²
3.77 ft²

(1) Excluding balconies and terraces

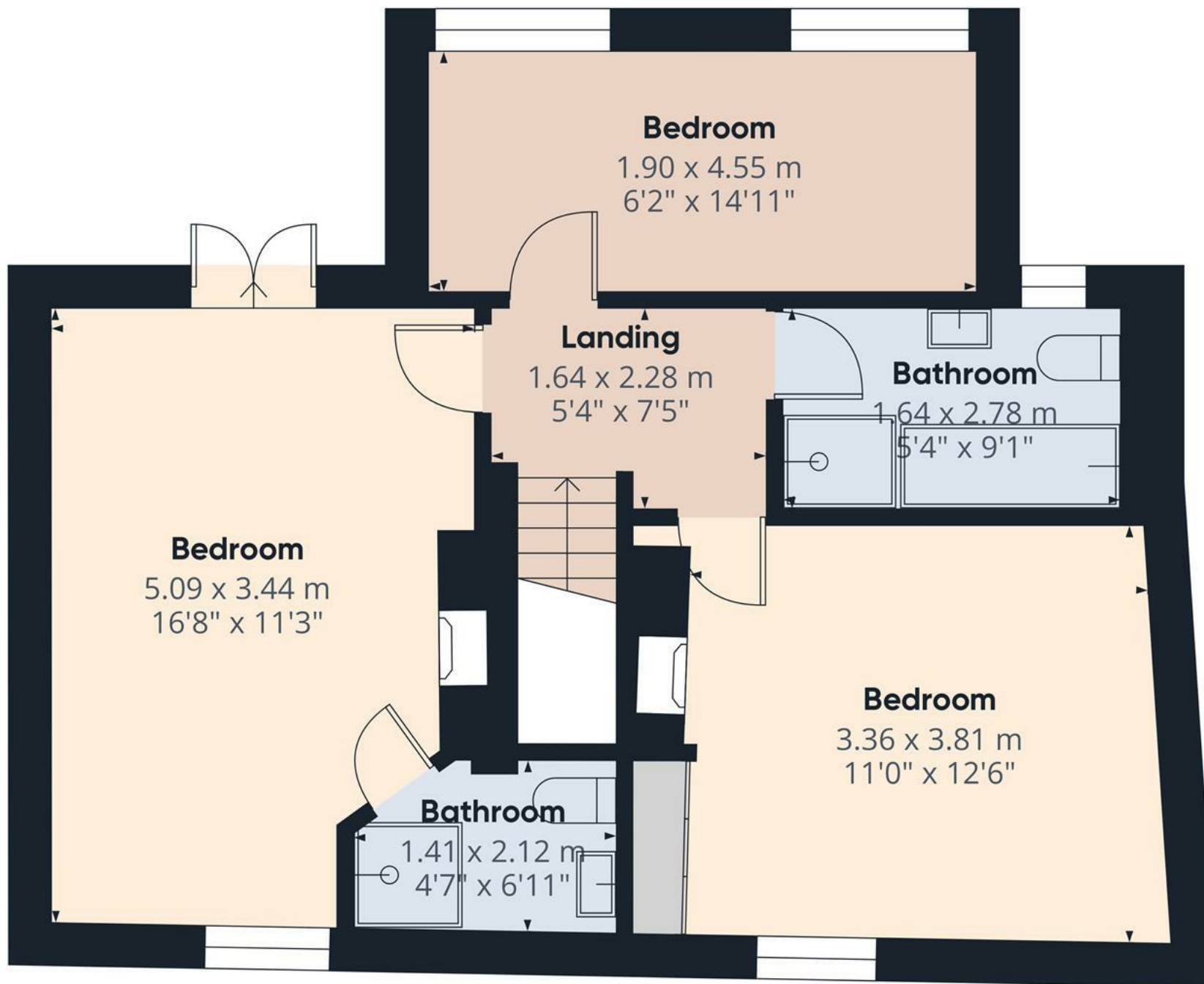
Reduced headroom

..... 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 are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

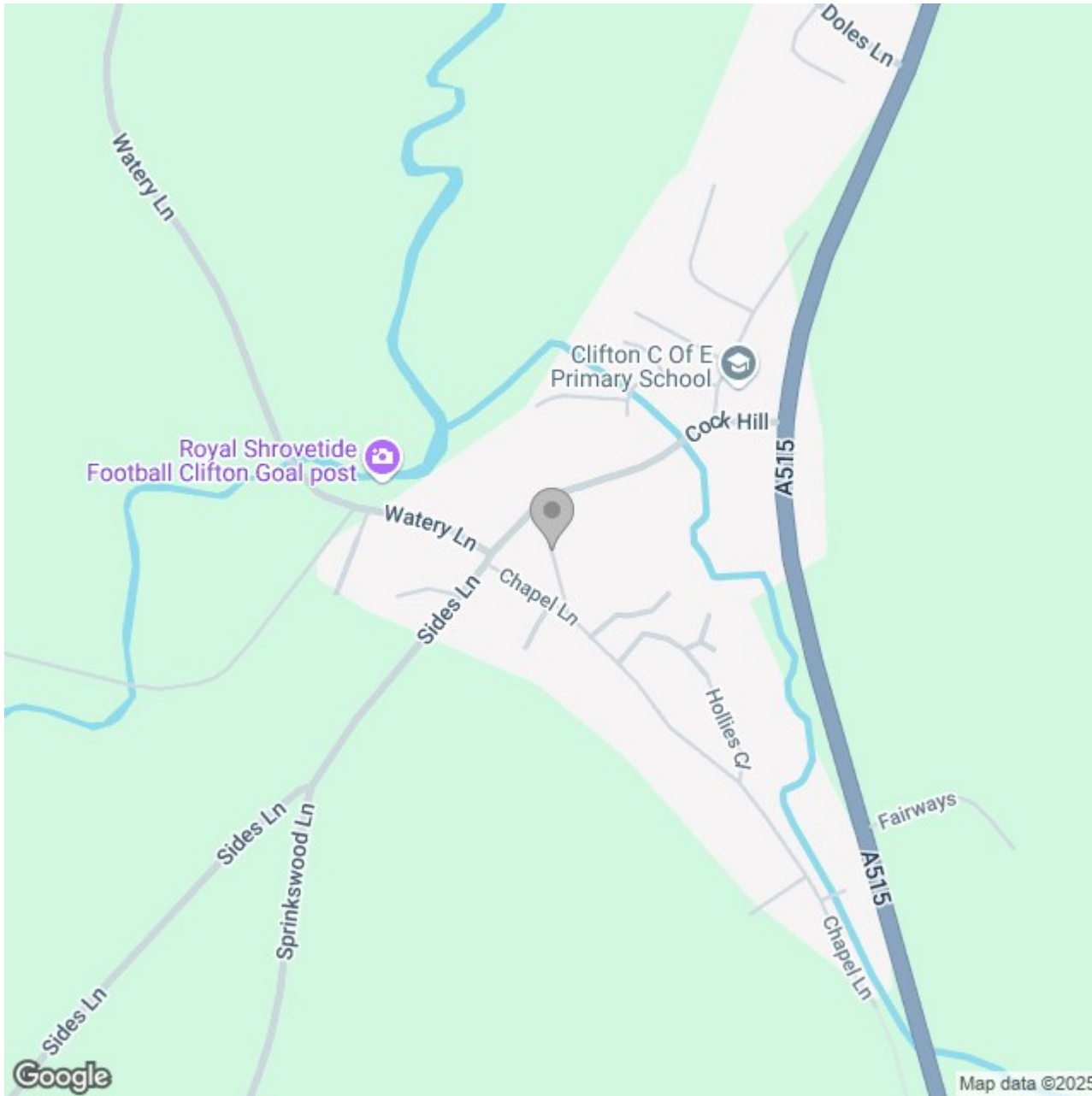
49.03 m²
527.75 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	