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SALES & LETTINGS

Wheatley Lane, DEI5 0DX

Offers Over £300,000

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A substantial three-storey period home offering immense potential, in a sought-after area enjoying far-reaching countryside views to the rear. Boasting over 2,100 sq ft of accommodation, the property features three reception rooms, a kitchen with pantry, conservatory, downstairs WC, four double bedrooms, a large family bathroom, and three generous loft rooms. Outside, there is a private driveway providing off-street parking, a detached garage, and an established garden.

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Accommodation

Ground Floor:

The accommodation leading through a wooden front entrance door to three well-proportioned reception spaces. The front-facing living room features high ceilings with decorative plasterwork, a bay window overlooking the garden, and a central fireplace surround. A second reception room sits at the heart of the home and includes original cornicing and dual aspect windows. The formal dining room is positioned to the rear, also with high ceilings and views across the garden.

The kitchen spans the length of the property, fitted with a range of cream units, work surfaces, a five-ring gas hob, inset sink, tiled splash backs, and built-in appliances including an eye-level oven and grill. Adjacent to the kitchen is a useful walk-in pantry.

To the rear, a spacious conservatory with a pitched roof and wrap-around glazing offers versatility and direct access to the garden, while a separate downstairs WC completes the ground floor.

First Floor:

A large central landing gives access to four double bedrooms, each with high ceilings and characterful features. The principal bedroom is located at the front of the home with twin windows overlooking the garden. Bedroom two enjoys views to the rear across open countryside. Bedroom three and four are also of good proportions and benefit from natural light from dual aspects.

The family bathroom is fitted with a four-piece suite comprising a corner bath, walk-in shower cubicle, low-level WC, and wash hand basin. There is also a large airing cupboard off the landing.

Second Floor (Loft Level):

Stairs lead to the second floor, which comprises three separate loft rooms. These rooms are generous in size and offer scope for a variety of uses including bedrooms (subject to regulations), office spaces, or hobbies rooms. Each room benefits from natural light and there is reduced head height under the eaves in some areas.

Outside:

The property occupies a prominent corner plot with a

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hedge-lined boundary. A driveway provides off-street parking and leads to a detached garage with a pitched tiled roof. The garden offers excellent potential with a central lawn, patio seating area, and a tiered section toward the rear. A former outbuilding is in situ, alongside a large timber-framed greenhouse/conservatory to the side of the house.

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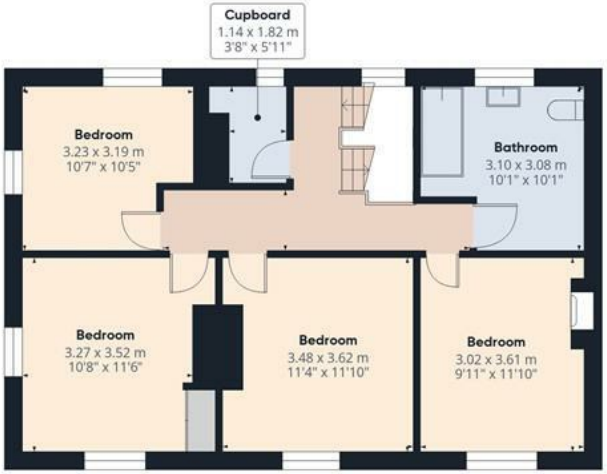
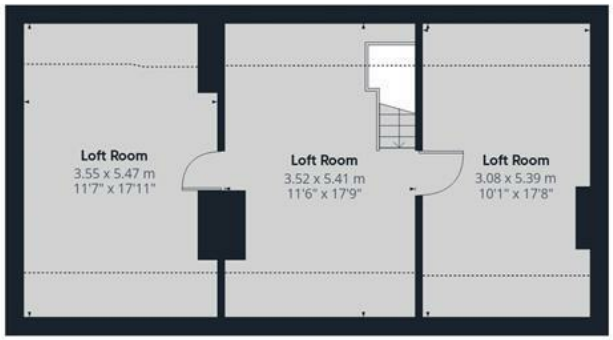
Floor 0



Floor 1



Floor 2

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Approximate total area(1)

202.4 m²

2179 ft²

Reduced headroom

15.8 m²

170 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.

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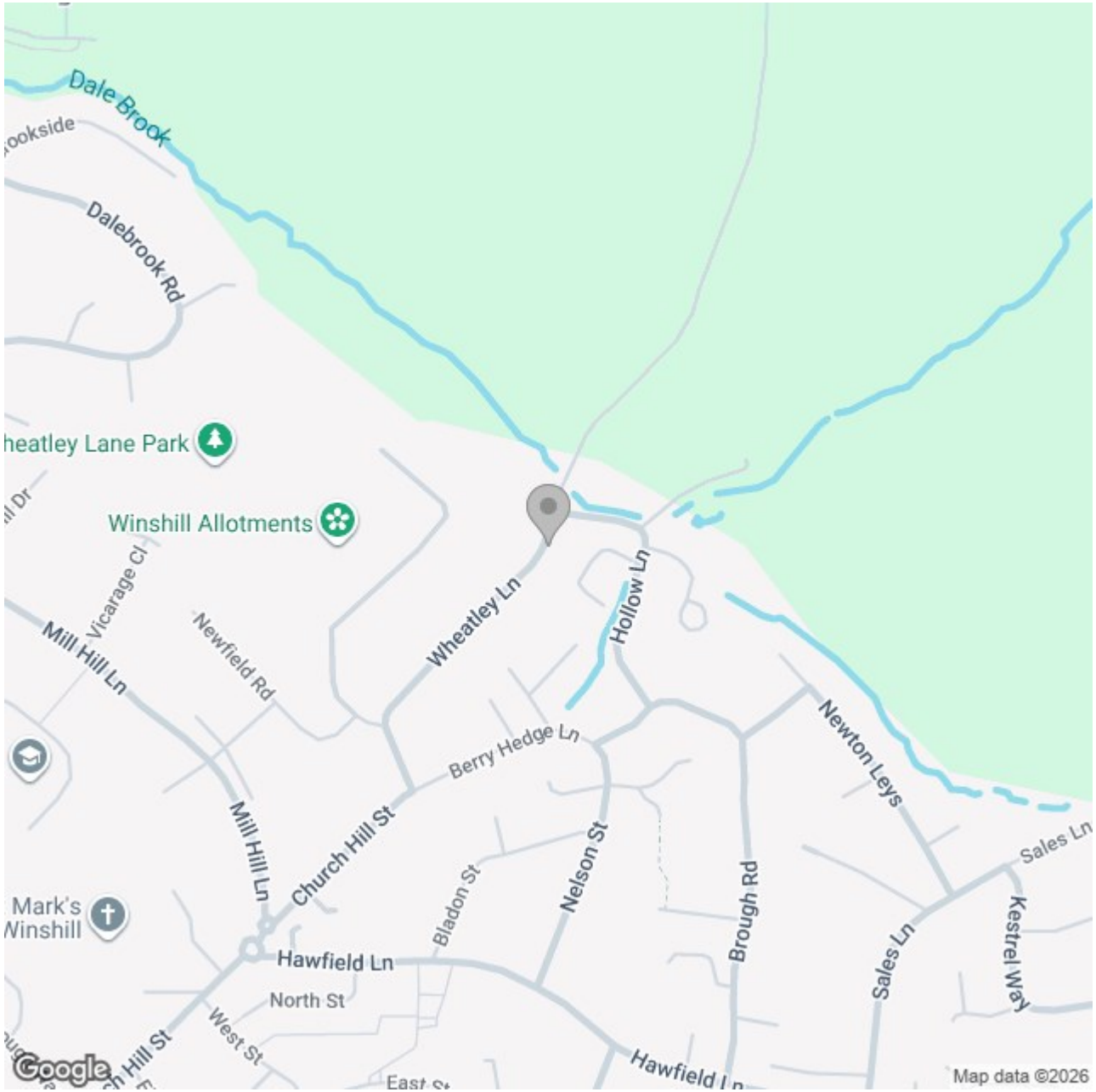

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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