ABODE
SALES & LETTINGS

Wootton Road, Staffordshire, DE6 2GW

**£550,000**



https://www.abodemidlands.co.uk


SLOW
SLOW







Situated in the sought-after village of Wootton, Derbyshire, this impressive and characterful three-bedroom detached home seamlessly blends period charm with modern family living. Occupying a generous plot, the property retains a wealth of original features, including exposed beams, timberwork, original flooring and feature fireplaces, while benefiting from thoughtfully updated accommodation throughout.

At the heart of the home is a superb open-plan kitchen/dining space, beautifully appointed with quality fitted units, a central breakfast island and bi-fold doors opening onto the patio, creating an ideal space for everyday living and entertaining. The property further offers three versatile reception rooms, each full of character, providing flexible accommodation to suit a variety of lifestyles.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom with dressing area and en suite, alongside a beautifully refitted four-piece family bathroom finished to a high standard.

Externally, the property occupies a wonderful plot with attractive gardens, a useful garage, ample off-road parking and excellent outdoor space, all set within the picturesque surroundings of this desirable Derbyshire village. Combining timeless character with modern convenience, this exceptional home offers a rare opportunity to acquire a beautifully presented period property in an idyllic rural setting.

ABODE
SALES & LETTINGS

## Kitchen/Diner

The superb open-plan kitchen/dining area is beautifully designed for modern family living and entertaining. Flooded with natural light from a hardwood double glazed window to the front elevation and an impressive set of hardwood double glazed bi-fold doors opening onto the front patio, this welcoming space seamlessly connects indoors with out.

The kitchen is fitted with an attractive range of matching base units complemented by woodblock work surfaces and a central breakfast island finished with a granite worktop. A selection of soft-close pull-out cupboards provides excellent storage, while the focal point is the impressive five-ring range cooker with integrated extractor canopy. Further integrated appliances include a double Belfast sink with mixer tap, with ample space remaining for additional white goods. Finished with recessed ceiling spotlights, a central heating radiator and quality flooring throughout, the space combines practicality with timeless style.

An opening leads through to:

## Dining Room

The dining room enjoys two hardwood double glazed windows to the side elevation and attractive flagstone flooring throughout. A beautiful balustrade staircase rises to the first-floor landing, while a cleverly designed built-in utility area provides space for white goods and additional storage.

A striking cast-iron log-burning stove creates a wonderful focal point, complemented by an old-school style radiator. A useful meter cupboard houses the electrical consumer unit, and an opening leads into:

## Sitting Room

Offering delightful dual-aspect views via hardwood double glazed windows to the front and rear elevations, this versatile reception room is currently utilised as a sitting room but could equally serve as a home office, playroom or hobbies room.

Featuring flagstone flooring throughout and an old-school style radiator, the room flows seamlessly into:



## Lounge

The principal reception room is rich in character, showcasing many original features including exposed timbers and beams that reflect the property's heritage. A stunning cast-iron log-burning fireplace with exposed brick surround forms an impressive focal point.

The room benefits from two hardwood double glazed windows to the front elevation, a further hardwood double glazed window to the rear, a traditional cottage-style stable door providing external access, decorative wall lighting and attractive flagstone flooring throughout, creating a warm and inviting living space.




ABODE


ABODE


ABODE


ABODE


ABODE


ABODE







## Landing
The spacious landing is filled with natural light from two hardwood double glazed windows to the rear elevation and retains its original panelled flooring. Additional features include an old-school style radiator, loft access and solid oak latch doors leading to the accommodation.

## Bedroom One
A generous principal bedroom enjoying dual-aspect views from hardwood double glazed windows to the front and side elevations. The room benefits from a dedicated dressing area with hanging rail, a central heating radiator and direct access to:

## En-suite
Appointed with a three-piece suite comprising a low-level WC, wash hand basin with mixer tap and a panelled bath with mixer tap and waterfall shower over. Finished with complementary wall and floor tiling, a chrome heated towel radiator and a hardwood double glazed window to the side elevation.

## Bedroom Two
A superb character bedroom enjoying dual-aspect views through three hardwood double glazed windows to the front and rear elevations. Features include original panelled flooring, an old-school style radiator, vaulted ceiling with exposed beams, an exposed stone feature wall, original fireplace and decorative wall lighting, creating a truly charming space.

## Bedroom Three
A well-proportioned bedroom with a hardwood double glazed window to the front elevation, original panelled flooring, a useful built-in storage cupboard with hanging rail, telephone point and an old-school style central heating radiator.

## Family Bathroom
Beautifully refitted, the luxurious four-piece family bathroom features two hardwood double glazed windows to the side elevation and comprises a freestanding roll-top bath with chrome mixer tap and shower attachment, a spacious corner shower enclosure with complementary tiled walls, low-level WC and wash hand basin with chrome fittings.

Further benefits include recessed ceiling spotlights, extractor fan, complementary flooring and a stylish Milano chrome heated towel radiator, completing this elegant and contemporary bathroom.

## AML Disclaimer - Ashbourne/Uttoxeter Office
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks. Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

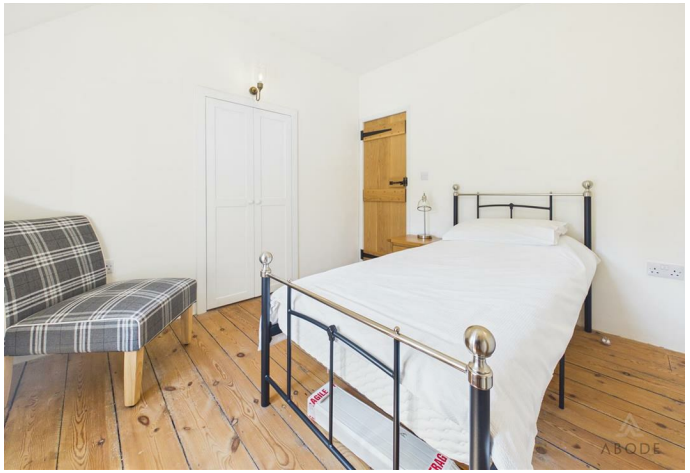

ABODE


ABODE


ABODE


ABODE


ABODE


ABODE


WILLIAM MORRIS
ABODE


ABODE


ABODE


ABODE



















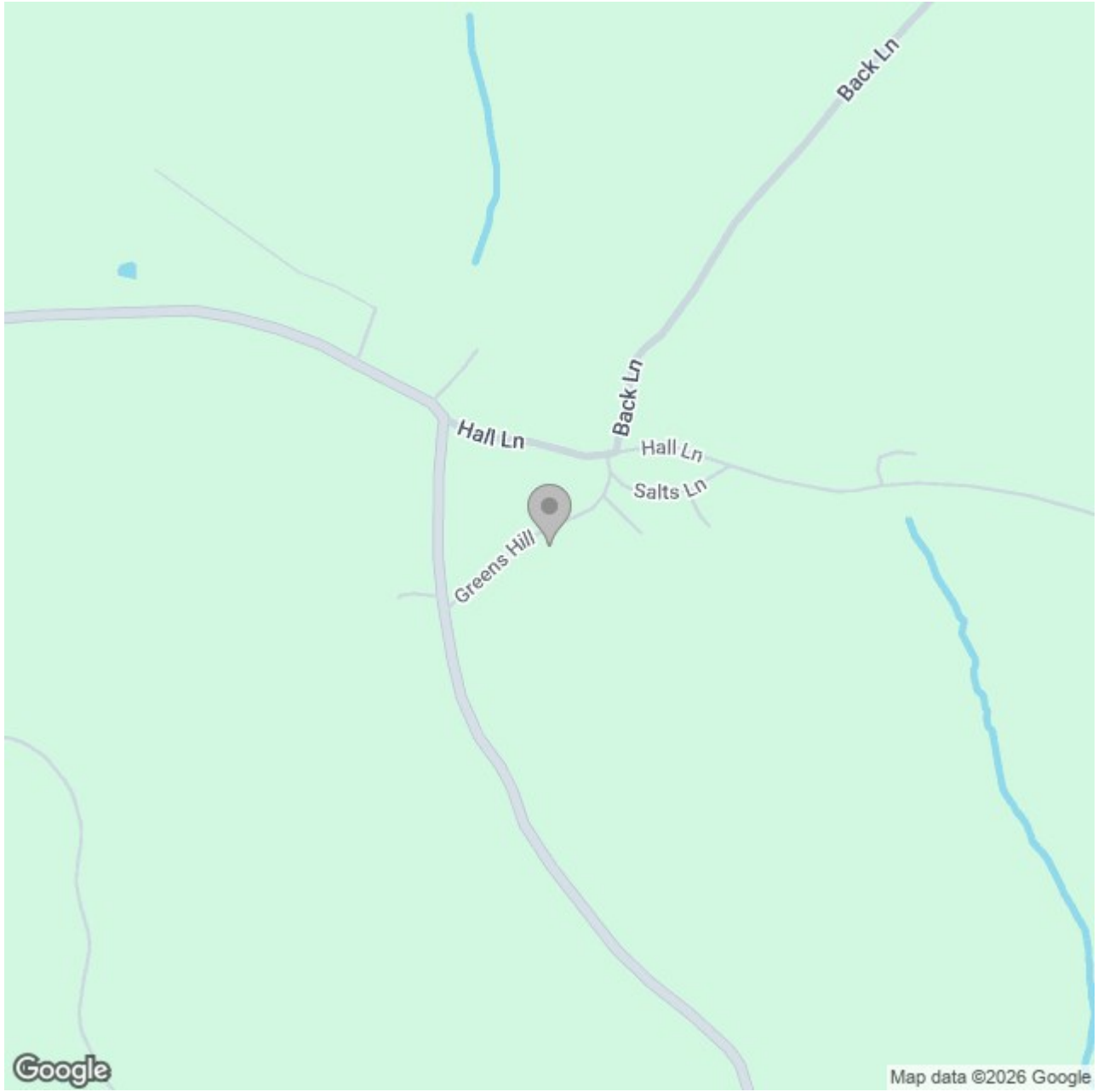


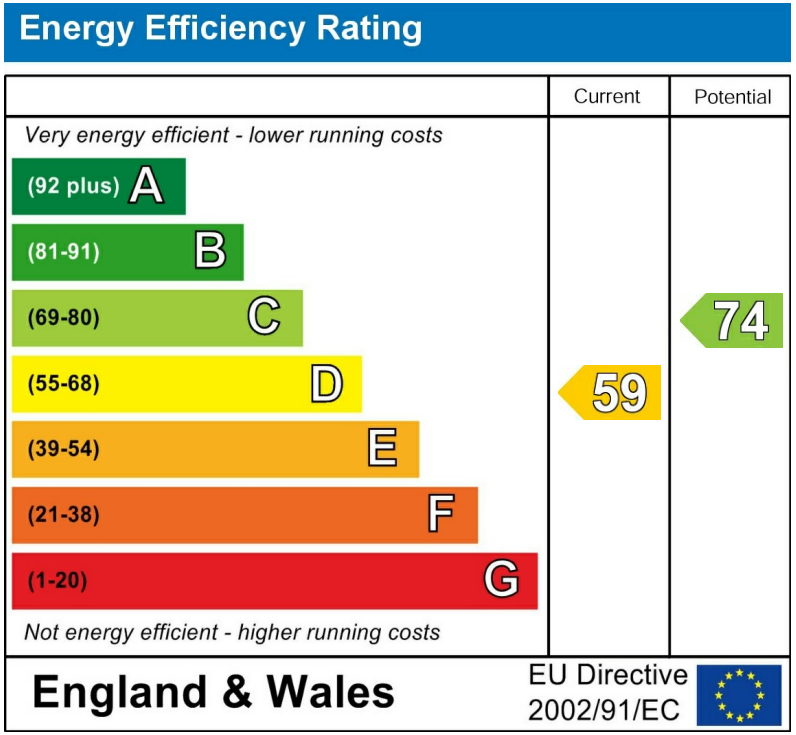

ABODE


ABODE










These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.