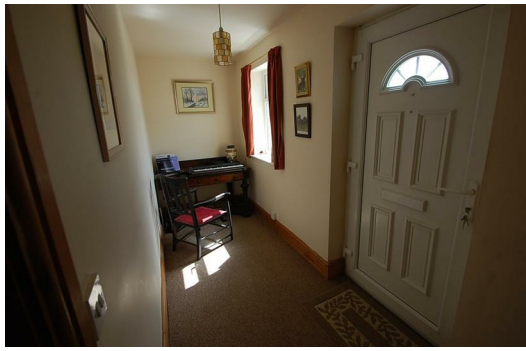
NICHOLAS Humphreys ESTATE AGENT

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# Woodside Bungalow, Parsons Brake, Hanbury DE13 8TN

- RURAL RETREAT - HANBURY
- COUNTRYSIDE LIVING
- LARGE KITCHEN UTILITY
- GATED PRIVATE DRIVEWAY
- ENDLESS OPPORTUNITY
- SMALL HOLDING
- DETACHED BUNGALOW
- MASTER BED EN-SUITE
- EPC RATING - D

**£399,950**

183 High Street Burton upon Trent Staffordshire DE14 1HN
email: burton@nicholashumphreys.com
Tel: 01283 528020 Fax: 01283 528021
www.nicholashumphreys.com

This quite staggering sylvan setting is a true rarity to the market and offers a fantastically positioned detached bungalow in excellent condition. The plot could also be a unique development opportunity* for extension and alteration to create a SUPER HOUSE situated on an enviable significant plot extending to around 1.3 acres or thereabouts with uninterrupted views to both sides and rear across open farmland and rolling Staffordshire countryside beyond.

The house offers easy access (5 miles) to the highly regarded town of Tutbury with its famous castle and offers all the necessary amenities including several high quality restaurants and real ale houses.

Situated at the bottom of its own private 60 meter driveway this southerly facing plot would also make a quite superb small holding with very little input required to the existing.

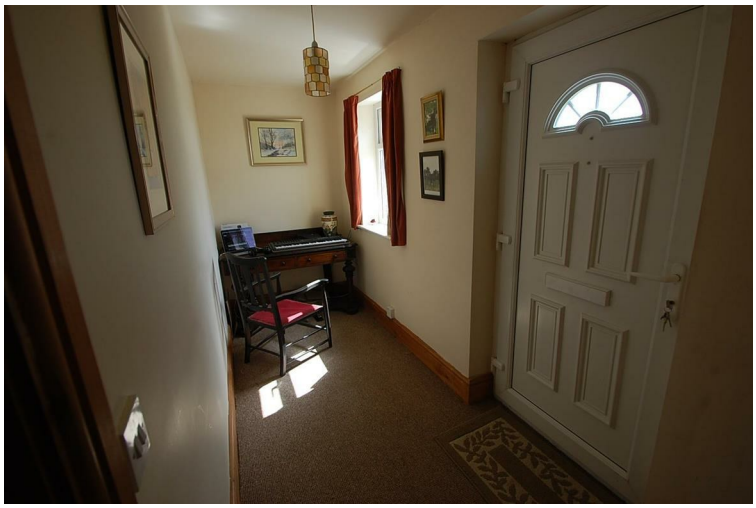
The property will be sold on an informal tender basis (date to be agreed shortly) with a buyers premium of 3% + VAT applicable, becoming due on exchange of contracts and payable upon completion. The sale is being personally handled by our managing director Mr Nick Humphreys FNAEA m.07850 000047 or nickh@nicholashumphreys.com or his assistant Mr Ben Smith m.07920847359

*subject to the necessary panning consents

## RECEPTION STUDY

*14'3 x 4'06 (4.34m x 1.37m)*

Having a uPVC double glazed door overlooking the front elevation of the property. uPVC double glazed window overlooking the side elevation of the property, electric storage heater and carpet to the floor. Doorway giving access to the lounge.



## LOUNGE

*14'03 x 12'00 (4.34m x 3.66m)*

Having a uPVC double glazed bay window overlooking the front elevation of the property. Doorways giving access to an airing cupboard with fitted immersion heater and storage cupboard. Two further doorways give access to the second bedroom and the shower room. Electric storage heater and carpet to the floor.



## FURTHER LOUNGE PHOTO



## DINING ROOM

*14'03 x 11'01 (4.34m x 3.38m)*

Having a uPVC double glazed bay window overlooking the front elevation of the property. Opening to the fitted kitchen and doorway to the master bedroom and en-suite. Electric storage heater and carpet to the floor.



## FURTHER DINING ROOM PHOTO



## FULLY FITTED KITCHEN

*10'07 x 8'06 (3.23m x 2.59m)*

Fitted with a range of modern wall and base units with ceramic sink and drainer, integrated electric oven, hob and extractor, uPVC double glazed window overlooking the rear elevation of the property, work surfaces and tiled splash backs. Ceramic tiles to the floor, doorway giving access to the utility room.



## FURTHER KITCHEN PHOTO



## UTILITY ROOM

*11'0 x 12'07 (3.35m x 3.84m)*

Having two uPVC double glazed windows to the rear and side elevation, uPVC double glazed door giving access to the rear garden. A range of modern wall and base units with inset stainless steel sink and drainer, roll top work surfaces and tiles to the floor. This utility room houses the electric consumer unit and electric meters, plumbing for free standing washer and tiles to the floor.



## FURTHER UTILITY ROOM PHOTO



## MASTER BEDROOM

*15'11 x 12'07 (4.85m x 3.84m)*

This large master bedroom en-suite has a uPVC double glazed window overlooking the side elevation of the property,  two double fitted wardrobes, electric storage heater and carpet to the floor. Doorway giving access to the master en-suite.



## MASTER EN-SUITE

*13'4 x 6'2 (4.06m x 1.88m)*

Having a fully fitted three piece family bathroom suite with mixer shower off the taps. The white bathroom suite comprises of family bath, low level w/c and wash hand basin. Airing cupboard housing a further immersion heater, carpet to the floor.



## BEDROOM 2

*10'4 x 10'2 (3.15m x 3.10m)*

Having a uPVC double glazed window overlooking the rear elevation of the property, double fitted wardrobe, electric storage heater and carpet to the floor.



## SHOWER ROOM

*6'10 x 6'10 (2.08m x 2.08m)*

Having a three piece shower suite comprising of walk-in shower tray and enclosure with fitted mira electric shower, low level w/c, bidet and wash hand basin. Electric storage heater and carpet to the floor.



## DRIVEWAY

The property benefits from having an extensive private gated driveway giving access to this extensive development site, this detached residence sits in an elevated position at the forefront of the plot, tree lined and wooded area with rural field views to the front and sides.

## DRIVEWAY PHOTO



## FRONT AND SIDE GARDENS

The property benefits from having an extensive private gated driveway giving access to this extensive development site, this detached residence sits in an elevated position at the forefront of the plot, tree lined and wooded area with rural field views to the front and sides.

## FRONT GARDEN PHOTO 1



## FRONT GARDEN PHOTO 2



## FRONT GARDEN PHOTO 3



## REAR GARDENS

Are rare opportunity to have the size plot within the countryside, to the rear of this large plot is totally tree lined and has rural field views over the countryside.

## REAR GARDEN PHOTO 1



## REAR GARDEN PHOTO 2



## REAR GARDEN PHOTO 3



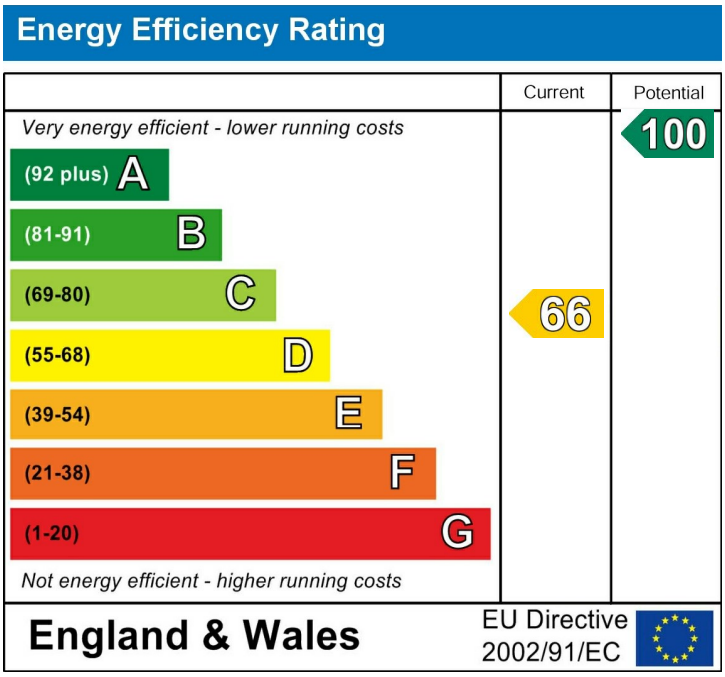
## WORKSHOP

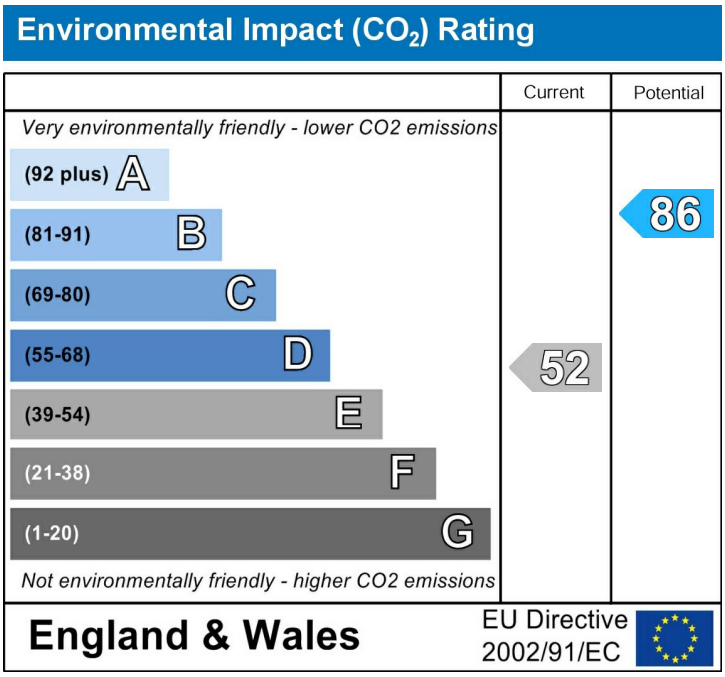
Large detached timber built workshop offering excellent space for a workshop or storage area. The forefront of the workshop offers a hard standing area ideal for sitting out.



## NOTES

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## Services

Mains water, gas and electricity are understood to be available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas J Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers' regulations.

## Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with a purchase will be asked for identification i.e passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## Viewing and Valuations

If you are thinking of selling we offer a FREE VALUATION SERVICE or if you would like to view this property please call your local branch on Burton 01283 528020 or Derby 01332 265662.

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