





****EXTENDED FOUR BEDROOM FAMILY HOME **** This is a great opportunity to purchase a modern detached property set within a quiet cul-de-sac in a sought-after residential area. The property offers flexible living accommodation having been extended to provide extra and bigger rooms. In brief, the property offers an entrance hall, guest cloakroom, Lounge and a family room or second sitting room, dining room and a fitted breakfast kitchen with utility room. The first floor offers four bedrooms, en-suite and a family bathroom with shower cubicle and jacuzzi spa bath. Impressive plot offering ample block paved parking and an attached garage. The rear garden offers a lovely paved patio area, Good size lawn with mature shrubs and plants, and an allotment area.



HALL

Entrance door into hall with stairs to the first floor, storage cupboards, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE

20'9 x 11'7

Feature fireplace with electric fire, marble inset and hearth and a wood surround. Two radiators, upvc double glazed window to the front and double doors onto the garden. Door to the utility room.

FAMILY ROOM/SITTING ROOM

19'4 x 11'3

Feature Adams style fireplace with marble inset and hearth and living flame coal effect electric fire. Two upvc double glazed windows to the front and radiator.

DINING ROOM

13'5 x 9'3

Upvc double glazed double doors onto the garden, radiator and storage cupboard.

BREAKFAST KITCHEN

13'7 x 13'5

Fitted shaker style wall mounted base and drawer units with Minerva work surfaces and a sink unit with mixer tap. Fitted electric oven with a hob and extractor hood, integrated microwave, space for an American style fridge freezer, plumbing and space for a dishwasher. Upvc double glazed window and door into the garden and a radiator.



UTILITY ROOM

7'7 x 4'2

Plumbing and space for a washing machine, radiator and a upvc double glazed window and door onto the garden.

FIRST FLOOR LANDING

Storage cupboard, airing cupboard and doors to -







BEDROOM 1

20'4 x 11'7

Fitted wardrobes, cupboards, bedside tables and dressing table, radiator, upvc double glazed double doors onto a Juliet balcony and upvc double glazed window to the front.

EN SUITE

Shower cubicle, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

11'5 x 10'5

Fitted wardrobes, dressing table, cupboards, drawers and bedside tables, radiator and upvc double glazed window to the front.

BEDROOM 3

11'5 x 9'4

Wardrobes, radiator and upvc double glazed window to the front.

BEDROOM 4

10'7 x 8'2

Upvc double glazed window to the rear and a radiator.

BATHROOM

Panel enclosed jacuzzi spa bath, shower cubicle, low flush wc, wash hand basin, chrome ladder style radiator and upvc double glazed window.

OUTSIDE

Front block paved drive offering ample parking. Single attached garage, and side access to the rear garden. The rear garden is well established offering seating areas, perfect for Alfresco dining, a lawn with mature borders, plants and shrubs. Timber summer house included in the sale.

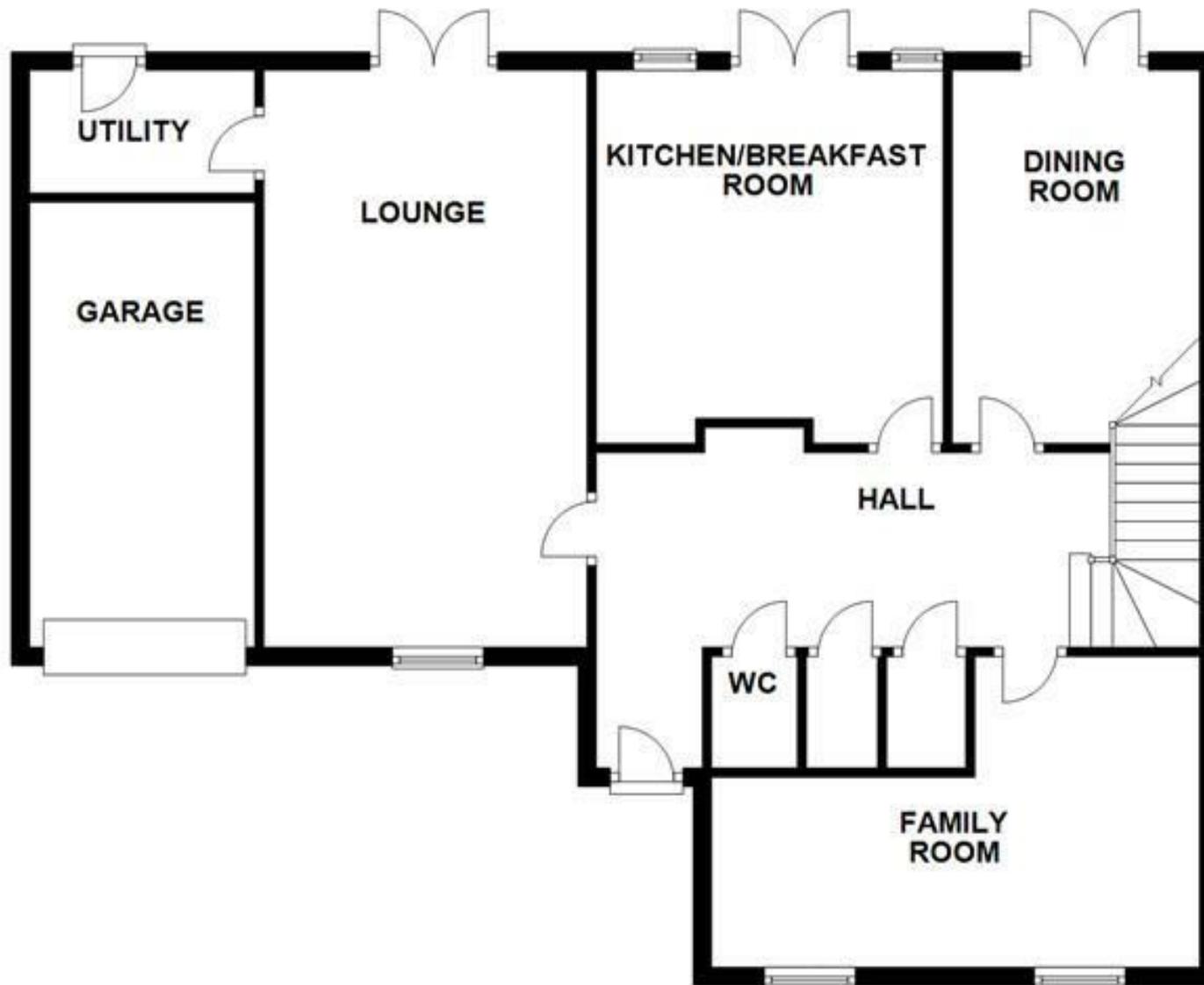






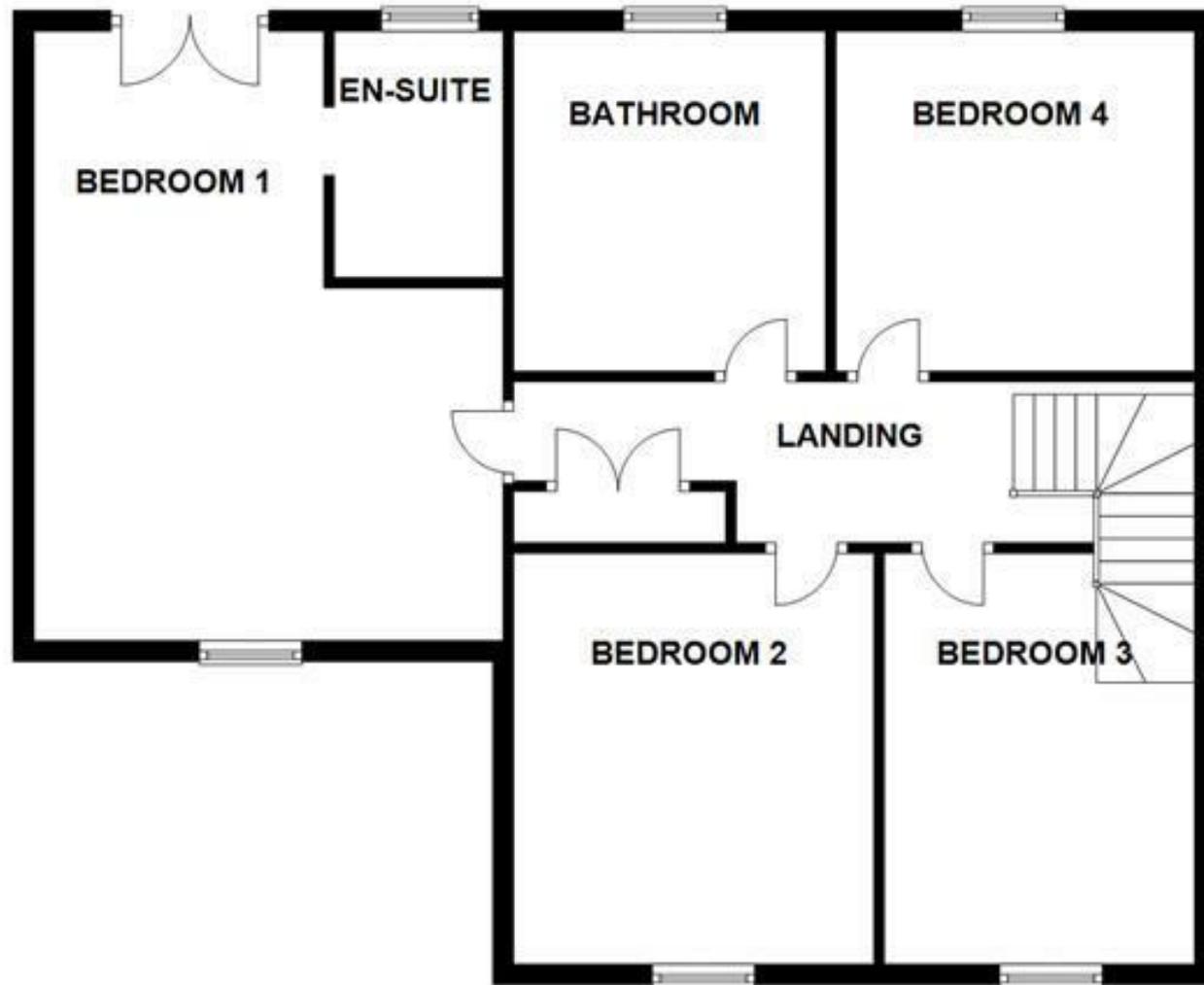


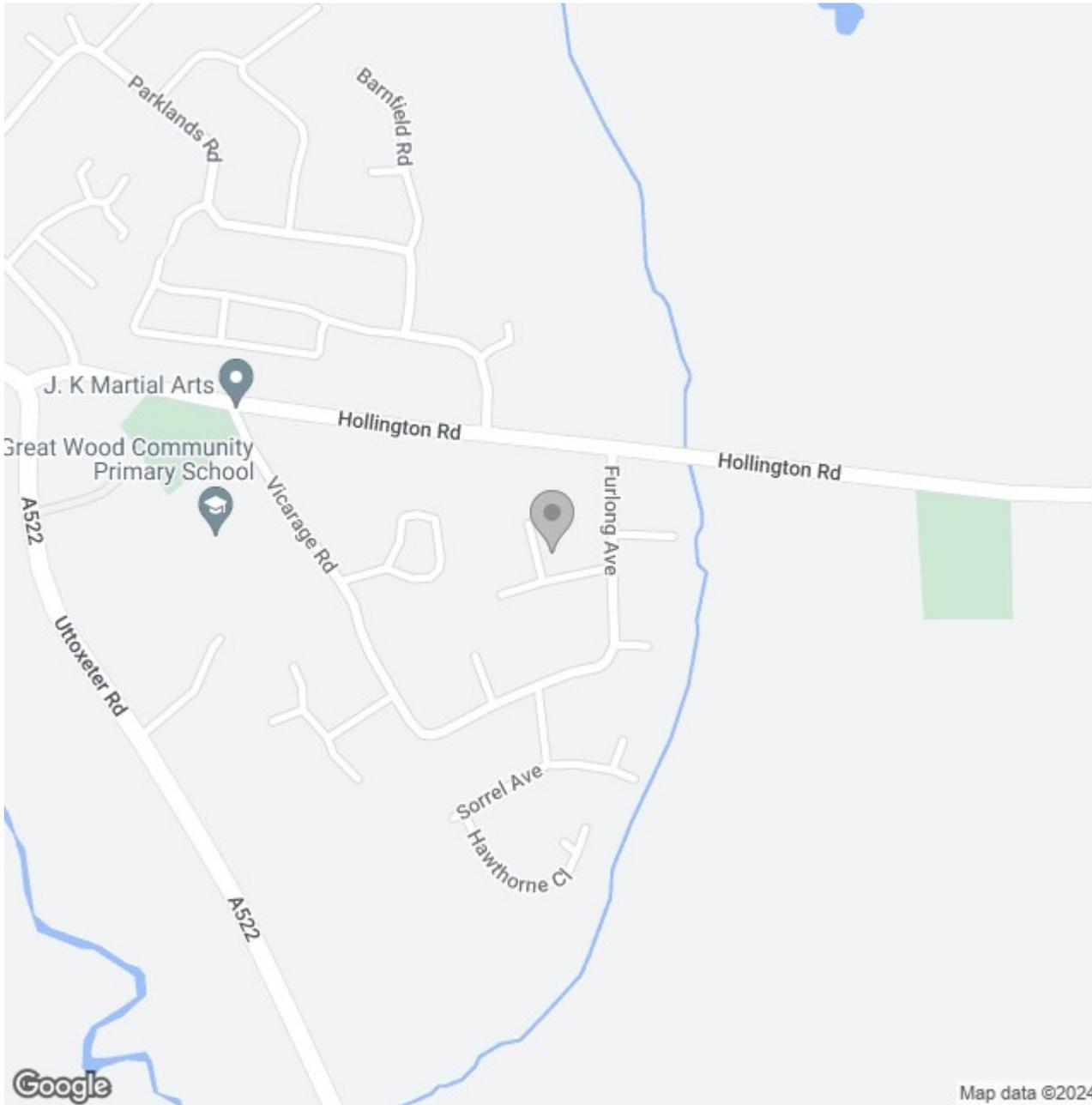
GROUND FLOOR



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

FIRST FLOOR





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	68	
(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	