





A modern and well-presented five bedroom, three-storey semi-detached home situated in a sought-after location, offering spacious and versatile living accommodation. The property benefits from a driveway leading to a garage, UPVC double glazing, gas central heating, and a delightful outlook across the park to the front.



Accommodation

The ground floor accommodation comprises an entrance hallway with stairs rising to the first floor and a door to the guest cloakroom, which is fitted with a low-level WC and hand wash basin. To the front elevation is a bright and airy sitting room, featuring oak flooring and a walk-in bay window.

Across the rear of the property is a spacious open-plan dining kitchen, fitted with a drainer sink, roll-edge preparation work surfaces, a wide range of base and eye-level units, an integrated stainless steel oven with four-ring gas hob, concealed dishwasher, and ceramic tiled flooring. French doors lead out onto the rear garden, providing a pleasant indoor-outdoor flow. A door leads into the utility room, which includes a single drainer sink, further worktop space, plumbing for a washing machine, additional cupboards, the wall-mounted gas central heating boiler, and a rear access door.

On the first floor, the lounge is located to the front elevation and enjoys attractive views across the neighbouring park. To the rear are two further rooms – a third double bedroom and an additional fifth bedroom.

The second floor offers access to the generously sized master bedroom to the front aspect, which benefits from an en-suite shower room with a white suite comprising a shower enclosure, low-level WC, and hand wash basin. Two further bedrooms are situated to the rear, both served by a modern family bathroom complete with a white suite including a panelled bath with mixer shower tap, WC, and hand



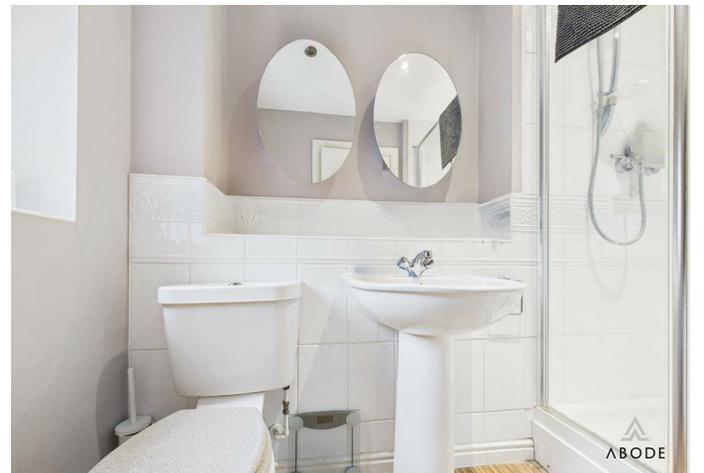
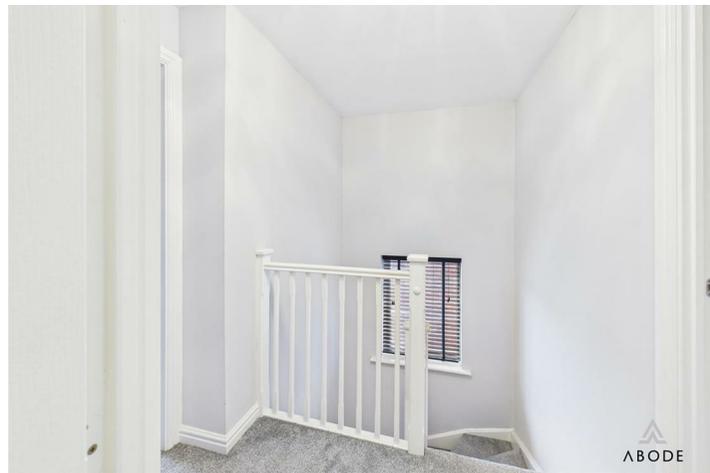
wash basin.

Outside, the property is set back from the road with a tarmac driveway providing off-road parking for several vehicles and leading to a detached single garage. The rear garden is well-maintained and enclosed, featuring a lawned area and decking across the rear, along with gated side access and a personal door into the garage.





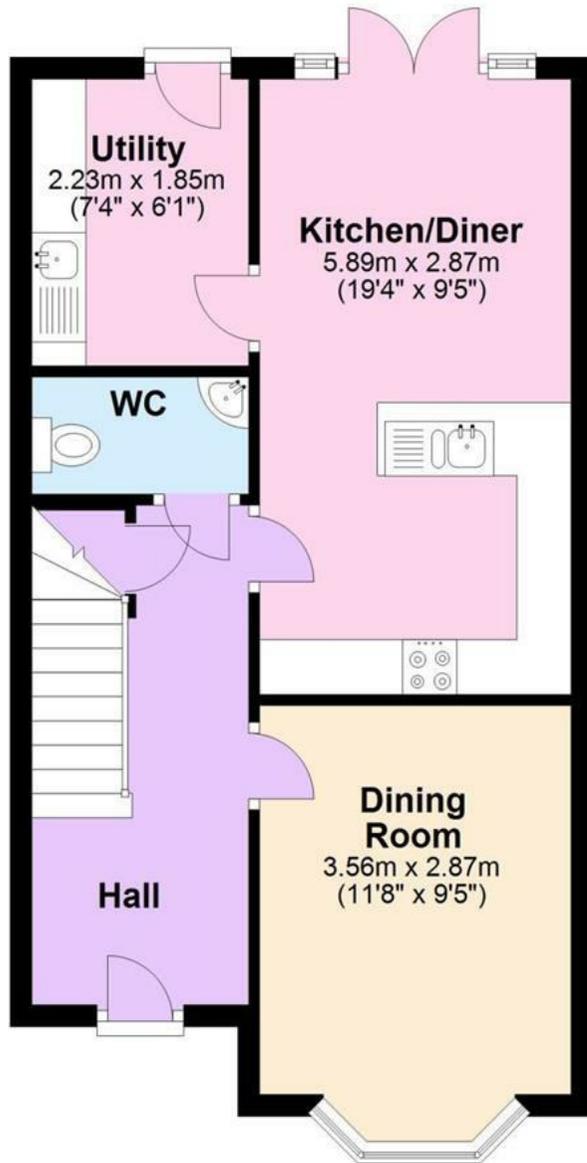




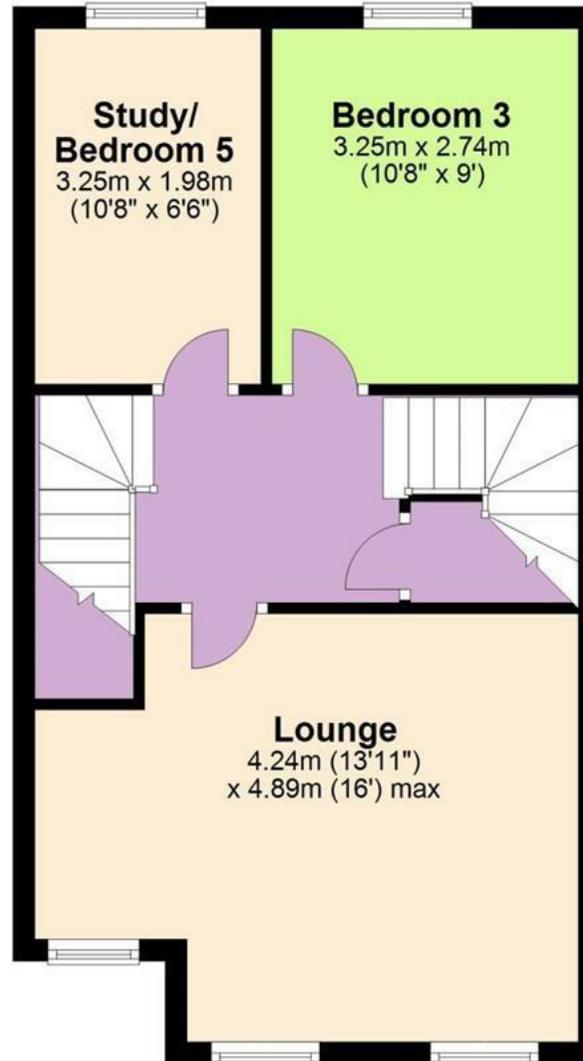




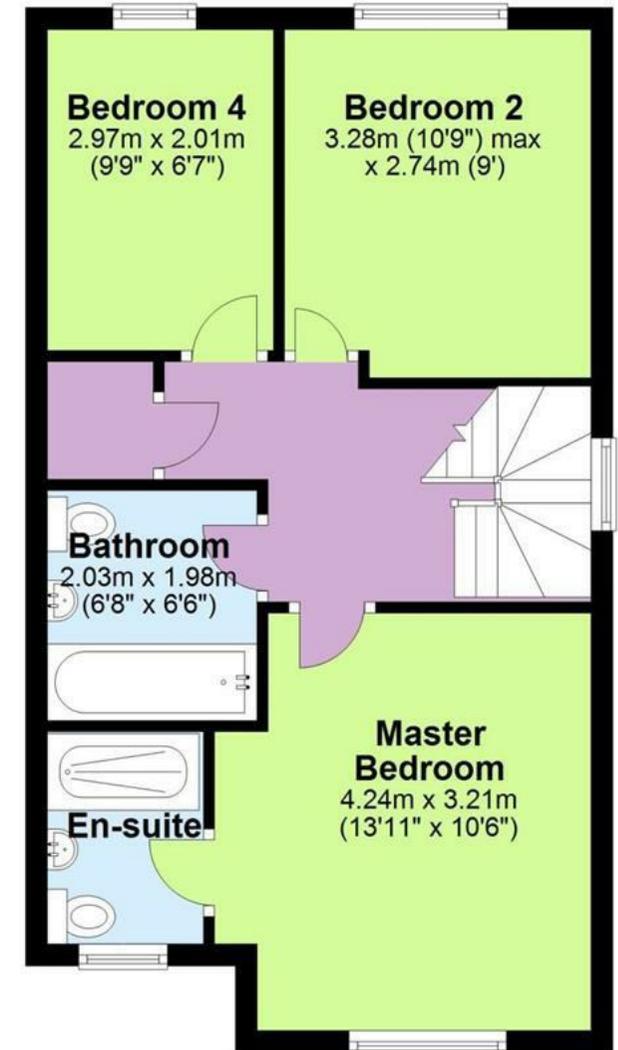
Ground Floor



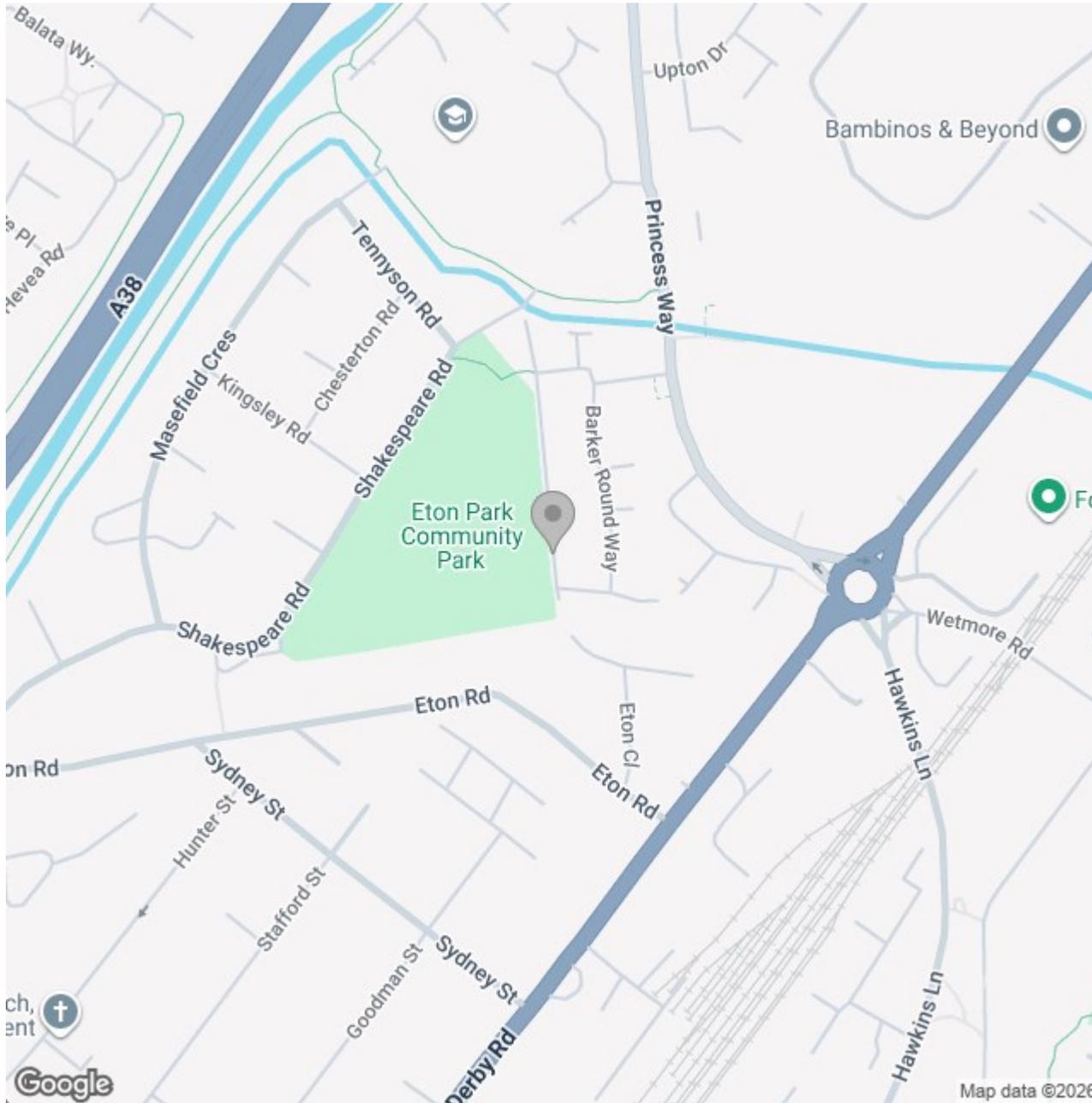
First Floor



Second 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	80	
(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	