







Abode Estate Agents are delighted to present this generously proportioned, traditional end terraced home that has undergone meticulous renovation and improvement. Set in a sought-after area, this residence is conveniently close to a variety of amenities, including the Burton Queens hospital. Enhanced with the comforts of gas fired central heating, Upvc double glazing and off road parking space.

Upon entering, you'll be greeted by an entrance hall adorned with exquisite Minton tiled flooring. The front sitting room boasts a bay window. The fitted kitchen is complete with a useful pantry and understairs cupboard. Ascending to the first floor, a well-lit landing leads to two generously sized bedrooms, Bedroom two having fitted wardrobes for ample storage. Additionally, there's a cot room leading to a modern shower room.

Externally, the property features a charming front fore garden accompanied by an adjacent block paved driveway. To the rear, a spacious enclosed garden awaits. A former outbuilding has been converted to a study space, perfect as a work from home office. The gardens are a joy to behold with ample lawn and entertaining space.



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SALES & LETTINGS



## Hallway

With a UPVC double glazed front entry door leading into, original Minton tile flooring throughout, staircase rising to the first floor landing, central heating radiator, smoke alarm, internal panel door entry leads to:

## Lounge

With a UPVC double glazed bay window to the front elevation, featuring original timber panel flooring throughout with a focal point feature fireplace with exposed brick and tile hearth, central heating radiator, TV aerial point, in housing is the smart meter and electrical consumer unit

## Dining Room

With a UPVC double glazed window to the rear elevation, original open fireplace, tiled hearth and backing, original timber built-in storage cupboard with eye and base level shelving, central heating radiator, timber panelling to feature wall, internal panel door entry leads to:

## Kitchen

Featuring 2x UPVC double glazed windows to the side elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers, drop edge preparation worksurfaces, appliances include a stainless steel sink and drainer with mixer tap, space for freestanding and under counter white goods, central heating boiler, storage cupboard, tiled floor throughout, central heating, radiator, and UPVC double glazed door, leading to the garden, a useful pantry cupboard with base level shelving

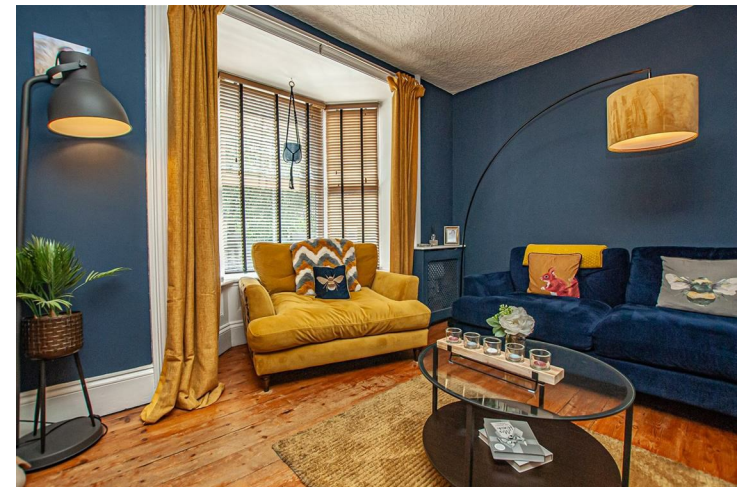


## Bedroom One

With a UPVC double glazed window to the front elevation and central heating radiator

## Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator and a range of built in fitted wardrobes and open shelving.











### Cot Room

With a UPVC double glazed window to the side elevation, master telephone socket, central heating radiator, panelling to lower half, sliding internal door leads to:

### Shower Room

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite, comprising of low-level WC, pedestal wash basin with chrome mixer tap, oversized shower cubicle with glass screen, and PVC panelling to wall coverings and central heating radiator

### Office

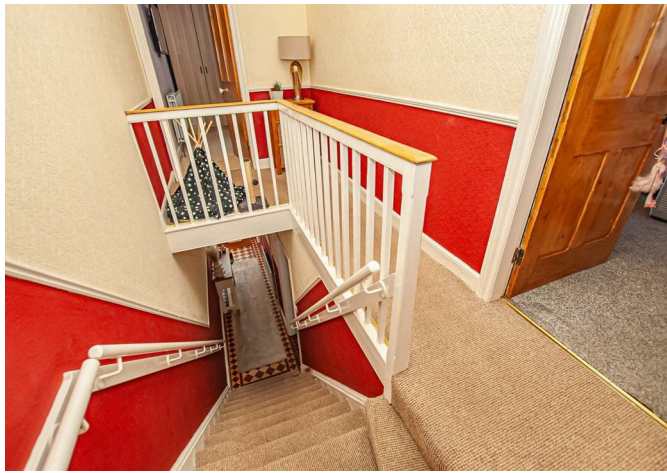
Externally accessed is a former outbuilding, sympathetically converted into a useful office space, with double glazed velux window and power points.

### Outside

A picturesque fore-garden features wrought iron fencing enclosing a wonderful plant ed frontage. Gated side entry from the off road parking area leads to the rear. To the rear is a paved patio area, ideal for entertaining and arch pathway leading to a garden which is mainly laid to lawn. With a hardstanding base. To the rear of the plot is a raised seating area, perfect for those relaxing summer evening nights. To the read of the plot are steps leading up to a gravel base which house two timber built garden sheds. To the perimeter of the garden is a mixture of timber fence panels and concrete posts and brick garden wall.

















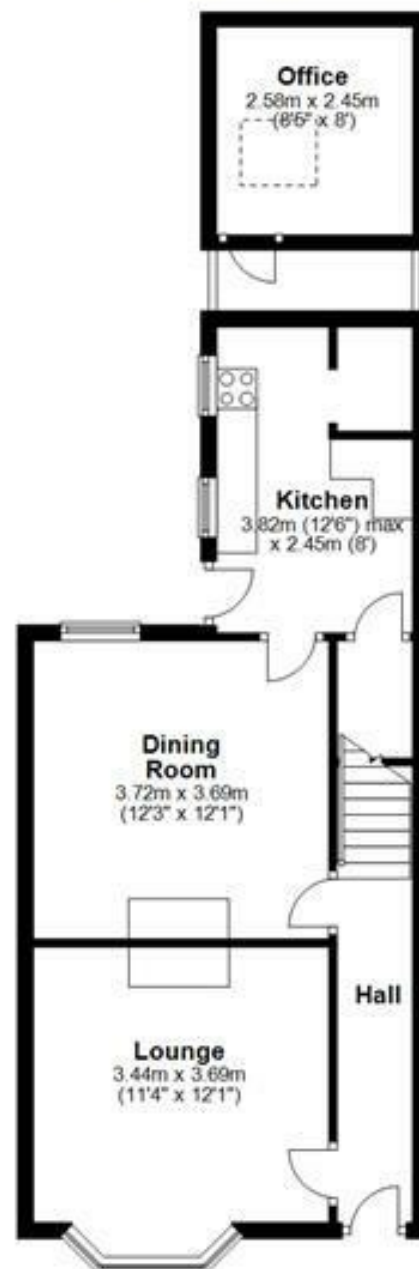








## Ground Floor



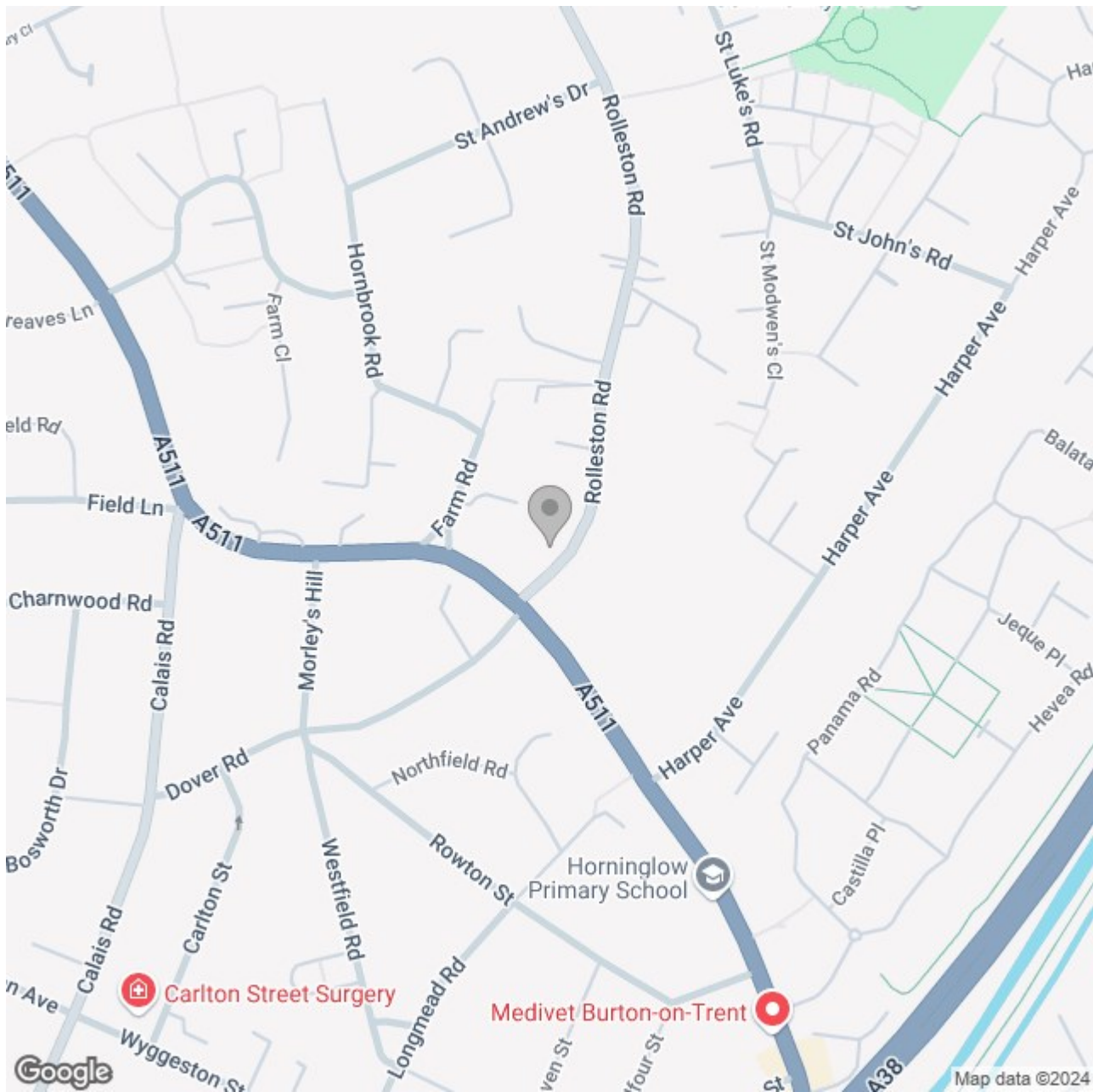
Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxeter-Ashbourne  
Plan produced using PlanUp.



## First Floor







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 