





**** MODERN THREE BEDROOM SEMI-DETACHED HOME ** LARGE LOW MAINTENANCE PLOT TO REAR ****

This inviting three-bedroom semi-detached home is situated in a modern private cul-de-sac estate, offering the advantages of uPVC double glazing and gas central heating. The property features a well-appointed layout including a hallway, kitchen/diner, lounge, cloakroom/WC, utility room, three bedrooms (with the master benefiting from en-suite facilities), and a separate family bathroom.

Externally, the property boasts a large garden, having been landscaped for low maintenance. To the frontage is a double width driveway for ample off road parking. Viewings for this property are strictly by appointment only and can be arranged through contacting ABODE Estate Agents.



 **ABODE**
SALES & LETTINGS

Hallway

With a composite front entry door leading into, ceramic tiled flooring throughout, staircase rising to the first floor landing, central heating radiator, UPVC double glazed window to the side elevation, smoke alarm, spotlighting to ceiling, internal doors lead to:

Cloaks/WC

With UPVC double glazed frosted glass window to the front elevation, low-level WC with continental flush, vanity wash hand basin with mixer tap, central heating radiator and spot lighting to ceiling.

Kitchen/Diner

With a UPVC double glazed window to the rear elevation, UPVC double glazed front doors leading to the rear patio, ceramic tiled floor throughout, the kitchen features range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces. A range of integrated appliances includes a four ring Hotpoint induction hob with stainless steel extractor hood, oven/grill, fridge, freezer, dishwasher, one and a half composite sink and drainer with mixer tap, central heating radiator, TV, aerial point, spotlighting to ceiling and smoke alarm.

Lounge

With a UPVC double glazed window to front elevation, central heating, radiator, TV aerial point and telephone point.

Landing

With a UPVC double glazed frosted glass window to the side elevation, smoke alarm, internal doors, lead to:



Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator, a range of double wardrobes comprising of hanging rails, TV aerial point, internal door leads to:







En-suite

With a UPVC double glazed frosted glass window to the rear elevation, chrome heated towel radiator, featuring a three-piece shower room suite, comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, double shower cubicle with sliding glass screen, complementary tiling to both floor and wall coverings, extractor fan and spotlighting to ceiling.

Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator, built-in double wardrobe, comprising of hanging rails and shelving, access to loft space via loft hatch.

Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator and a useful over stairs storage cupboard.



Family Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece bathroom suite, comprising of low-level WC with continental flush, wash hand basin with mixer tap, P-shaped bath unit with glass screen and complementary tiling to both floor and wall coverings, chrome heated towel radiator, extractor fan and spotlighting to ceiling.

Outside

To the front elevation is a double width and tandem block paved driveway, providing ample off road parking with decorative wrought iron fence. Timber gated entry leads to the rear. The rear garden has been fully landscaped with an entertaining patio leading off the property and to the side. The garden is mainly laid to artificial grass, allowing for low maintenance throughout the exterior. At the bottom of the garden is a decorative slate base with timber retaining sleepers. The garden is west facing allowing for ample afternoon/evening sun.



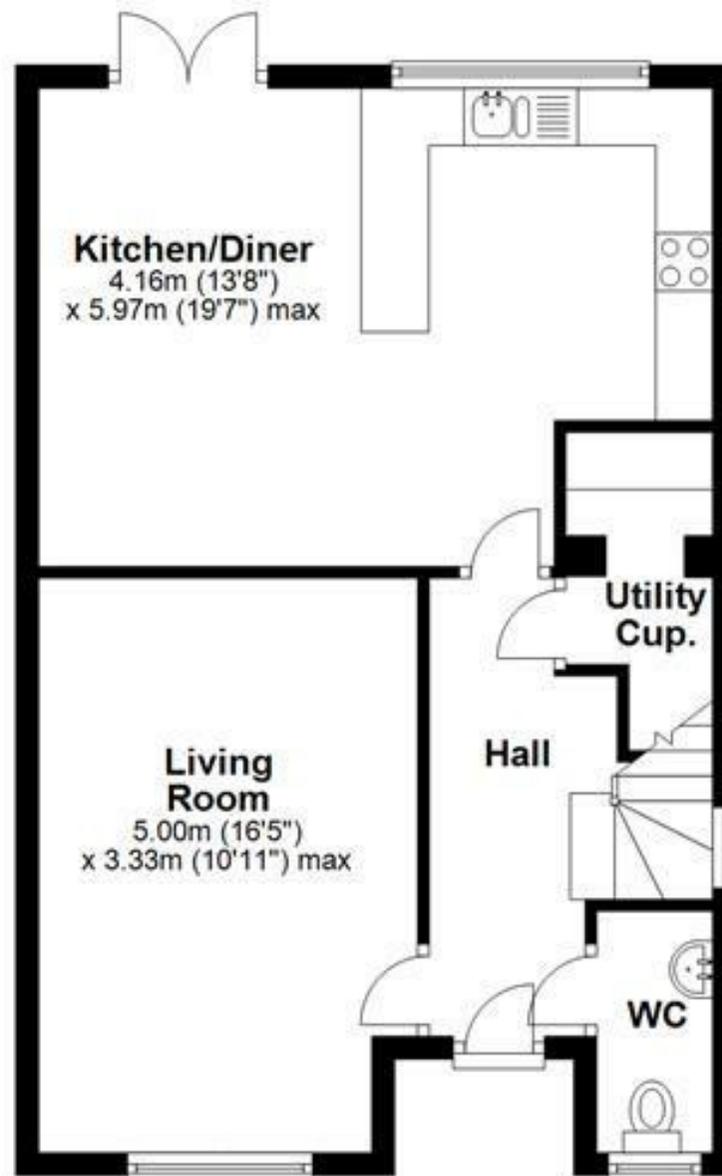






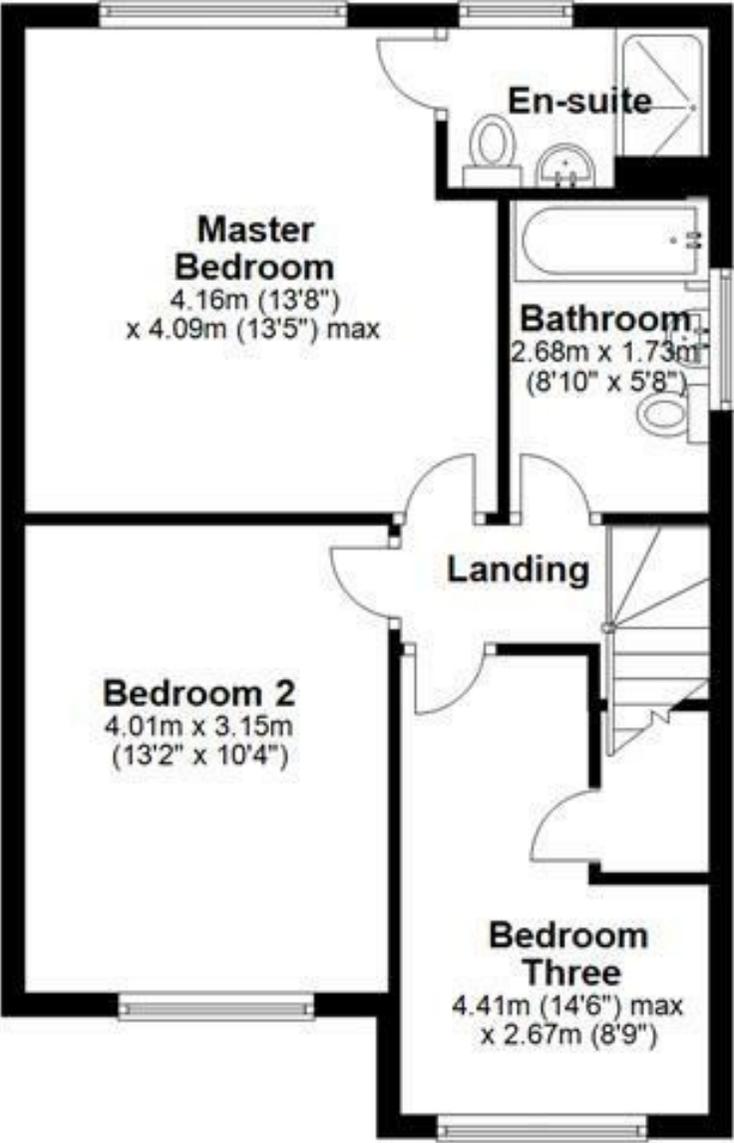


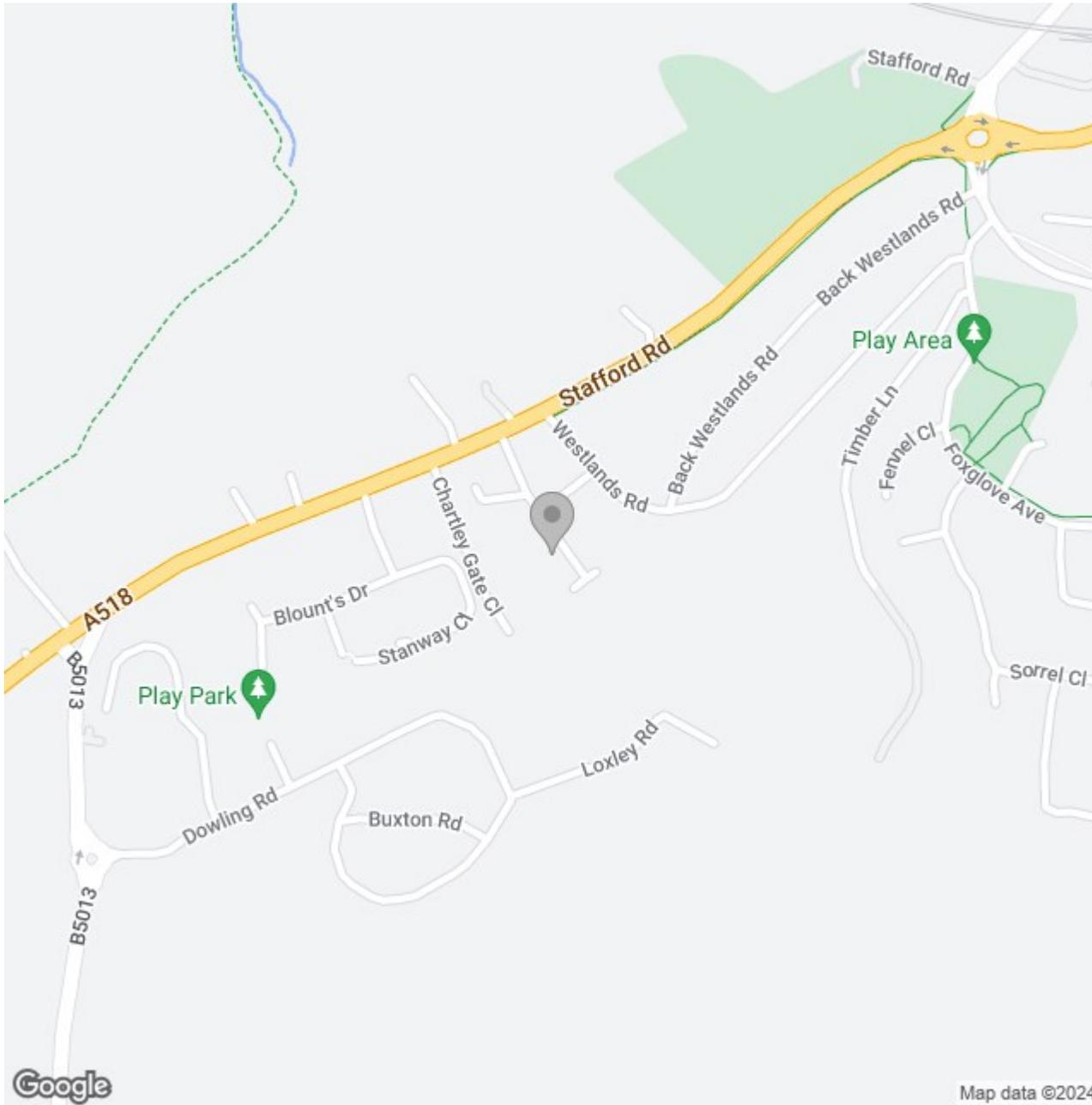
Ground Floor



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		94
(81-91) B	84	
(69-80) C		
(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	