




TOTAL FLOOR AREA: 1883 sq.ft. (174.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

# Crowther|Key

## SALES

£415,000

4

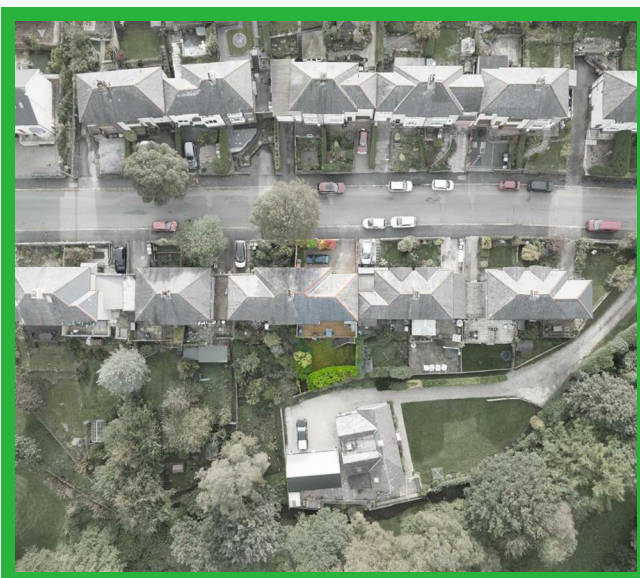
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CALL US ON 01298 214441 OR EMAIL [sales@crowtherkey.co.uk](mailto:sales@crowtherkey.co.uk)





IDEAL FAMILY HOME!! Very well situated on this extremely popular road in the much sought-after area of Burbage, a very nicely presented and extended semi-detached property with full gas central heating and UPVC double glazing. **MUST BE VIEWED!!**

#### Full description

IDEAL FAMILY HOME!! Very well situated on this extremely popular road in the much sought-after area of Burbage, a very nicely presented and extended semi-detached property with full gas central heating and UPVC double glazing. The property comprises hall, lounge, dining room, superb fitted kitchen, FOUR bedrooms with master en-suite bathroom, single garage and excellent gardens. **MUST BE VIEWED!!**

#### Entrance Hall:

UPVC front door and windows, stairs to first, double radiator.

#### Dining Room:

(12ft x 12ft)

Decorative fireplace, UPVC bay window, double radiator.

#### Lounge:

(12ft x 15ft 5in)

UPVC French doors and windows to veranda, living flame gas fire, double radiator.

#### Kitchen:

(12ft 3in x 10ft 1in)

SUPERB. Fitted units and quartz worktops, wall cupboards, four ring stainless steel gas hob, built under electric oven, extractor hood, integrated fridge, x2 freezers, washing machine, dishwasher, and microwave. Plinth lighting and over cabinet lighting, UPVC window.

#### Landing

Airing cupboard with ideal combi.

#### Master Bedroom:

(13ft 10in x 12ft 4in)

UPVC window, double radiator.

#### En-Suite Bathroom

Victorian roll leg bath and shower mix taps, porcelain wash hand basin, low flush W/C, shower enclosure, central heating towel radiator, UPVC window, extractor fan.

#### Bedroom

(10ft 2in x 7ft 2in)

UPVC window, radiator.

#### Bedroom

(15ft 4in x 11ft 10in)

UPVC window, radiator.

#### Bedroom

(12ft x 10ft 10in)

UPVC window, radiator.

#### Bathroom

P shaped bath, shower and screen, low flush W/C, UPVC window, hand basin in vanity unit, central heating towel radiator.

#### Garage

(21ft 4in x 8ft 3in)

Roller shutter door, UPVC window and service door to rear, electric light and power.

#### Outside

Large, decked area, steps down to lawn. Under house storage area.

#### Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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