



Welcome to this charming semi-detached house located in the sought-after area of Sunnyhill, Burbage. This property boasts two reception rooms, two cosy bedrooms, study, and a well-appointed bathroom.

As you step inside, you'll be greeted by beautiful period features that add character and charm to the home. The two reception rooms offer ample space for entertaining guests or simply relaxing with your loved ones.

The property's two double bedrooms provide a comfortable retreat at the end of the day, perfect for unwinding and getting a good night's sleep. The bathroom is conveniently located and offers all the necessary amenities for your daily routines.

One of the standout features of this property is its desirable location. Situated in Sunnyhill, Burbage, you'll enjoy a peaceful neighbourhood with easy access to local amenities, schools, and parks.

Furthermore, the ample potential for extension presents an exciting opportunity to customise and expand the property to suit your needs and preferences. Whether you're looking to create a home office, a playroom for the kids, or a spacious master suite, the possibilities are endless.

Don't miss out on the chance to own this delightful semi-detached house with its blend of classic features, convenient layout, and promising potential. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.



## Enter Via Opaque Glazed Door

### Entrance hallway

With period Minton flooring, radiator, stairs to first floor landing, with spindle balustrade, door to useful inset storage cupboard, with quarry tiled flooring, glazed window to side, wall mounted boiler, further doors open on to

### Lounge

11'7 x 11'5 (3.53m x 3.48m)

With double glazed window to front, double radiator, stripped and stained wooden flooring, period style feature fire surround, with hearth and wooden shelf over, picture rail

### Dining Room

11' x 10' (3.35m x 3.05m)

With strip wooded flooring, radiator, feature log burning stove with exposed brick backing, tiled hearth feature wooden surround, picture rail, double glazed window double glazed door to rear garden, with arch leading to

### Refitted Kitchen

5'9 x 6'9 (1.75m x 2.06m)

with excellent range of base to wall units, rolled edged work surfaces over with tiling splash backs, inset ceramic sink with mixer tap, space and point for gas cooker, extractor hood, space for washing machine, integrated fridge, integrated microwave, double glazed window to rear, double glazed window to side and laminate flooring.

### First floor landing

With drop down hatch, double glazed window to side, picture rail, spindle balustrade, door opening to

### Bedroom One

10' x 11' (3.05m x 3.35m)

With double glazed window to front, period style fireplace with hearth, period style built in wardrobes, radiator and picture rail

### Bedroom Two

11'2 x 9'9 (3.40m x 2.97m)

With double glazed window, radiator and picture rail.

### Study

6'9 x 6' (2.06m x 1.83m)

With double glazed window to front, built in desk and cupboard, soft ware point, radiator

### Bathroom

6'9 x 5'9 (2.06m x 1.75m)

With double glazed opaque window, low level flush WC, pedestal wash hand basin, free standing rolled edged top bath with a power a shower over, period style radiator, panelling to half wall level, tiling to splash backs, extractor fan and electric shaver point

### Outside

#### To the front of the property

With gravel driveway providing off road parking, mainly laid to lawn, well stocked mature borders gated side access to

#### Rear of the Property

Boasts a beautifully landscaped corner plot garden, greenhouse area to the side, gravel pathway to a patio and deck patio area, steps leading down to second part of the garden which is lawned with well stocked mature borders, shed with power supply, the garden is enclosed by various hedging and fencing leading to a

#### Garden Room

12'9 x 9'8 (3.89m x 2.95m)

with double glazed windows and power supply.

#### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith.

Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

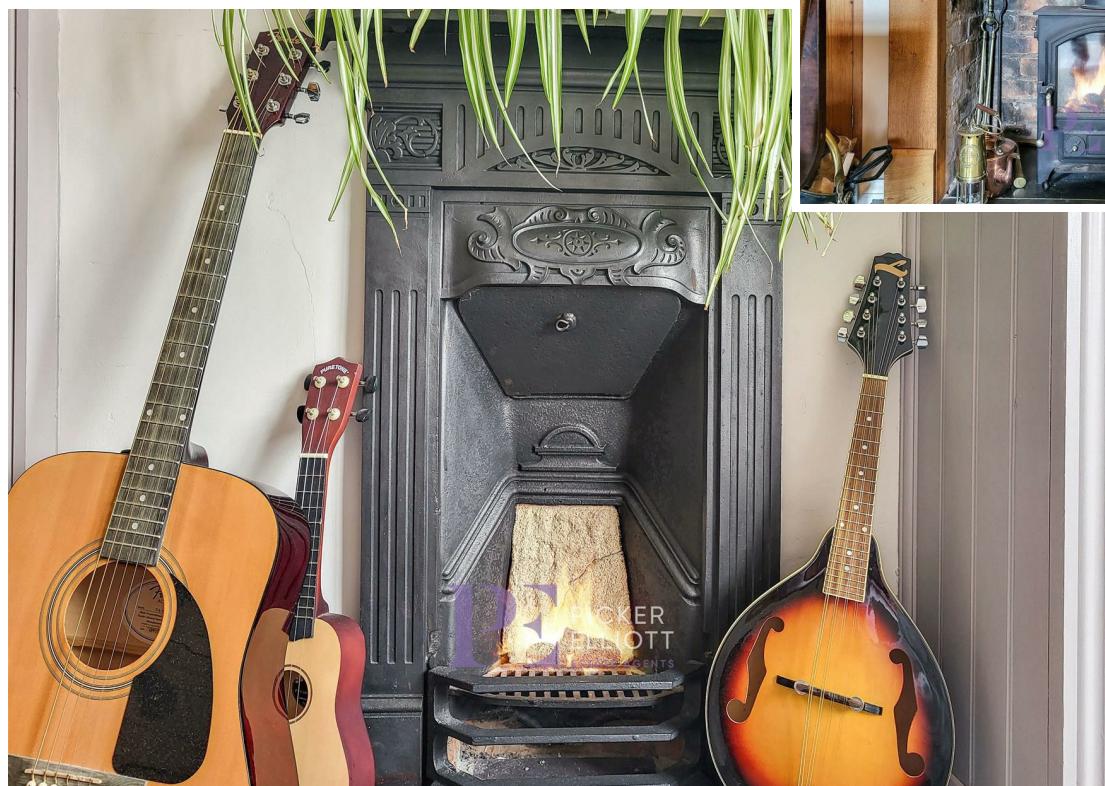
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8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

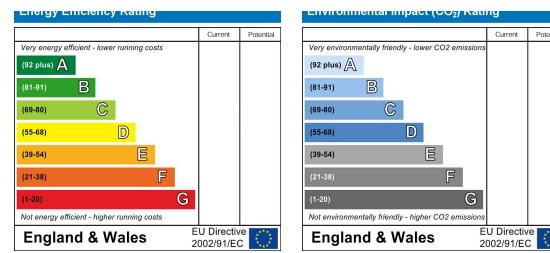
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