





**** FOUR BEDROOMS ** PANORAMIC
VIEWS OVER AGRICULTURAL ASPECTS **
APPROX. 1/3 ACRE PLOT ** ABUNDANCE
OF POTENTIAL ****

Situated on a private plot of approx. 1/3 acre, stands this four bedroom detached family home, which enjoys fantastic far reaching views over agricultural aspects and open fields. The property offers an abundance of potential to extend (subject to necessary planning conditions) and improve.

Buyers are urged to arrange an internal inspection to fully appreciate the scope and potential of accommodation on offers.

Viewings are strictly by appointment only.



 **ABODE**
SALES & LETTINGS

Hallway

With a UPVC front entry door leading into, staircase rising to the first floor landing with a useful under stairs storage cupboard, central heating radiator, two UPVC windows to the side of the elevations, internal door entry leads to:

Sitting Room

With a UPVC double glazed window to the front elevation, central heating radiator, feature open fireplace with sandstone surrounding mantle,

Cloaks/WC

With a frosted timber window to the side elevation, low-level WC, wash hand basin with tiled splash back and central heating radiator

Lounge

With a set of UPVC double glazed French doors leading to the rear garden, open fireplace with a timber Adam style surround and tiled hearth, TV aerial point and central heating radiator.

Kitchen/Diner

With a UPVC double glazed window to the front elevation, double glazed sliding door leading to the rear garden, the kitchen features a range of matching base and eye level storage cupboards and drawers with woodblock effect roll top preparation work surfaces, integrated appliances include built-in oven, four ring electric hob, stainless steel extractor hood, double stainless steel sinks with mixer tap, space for freestanding under counter white goods, vertically mounted central heating radiator and electric storage heater



Utility Room

With 2x UPVC double glazed windows to front and side elevations, UPVC double glazed frosted door leading to the property frontage, central heating radiator, roll top preparation work surfaces, with a 1 1/2 stainless steel sink and drainer with mixer tap and space for freestanding white goods.

Store

With a UPVC double glazed window to the side, elevation, central heating radiator, a range of built-in cupboards.







Bedroom One

With a UPVC double glazed window to the rear elevation overlooking far-reaching views over agricultural aspects and grazing fields, timber panelled flooring throughout, central heating radiator, opening leading to a walk-in wardrobe comprising of hanging rails, and eye level shelving, internal door leads to:

En-suite Bathroom

With a UPVC double glazed window to the side elevation, featuring a four piece family bathroom, suite, comprising of low-level WC, pedestal wash hand basin, panelled bath unit with shower head attachment, shower cubicle, with complementary tiling to wall coverings with glass screen, built-in extractor and central heating radiator.



Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator, opening leading to further storage area, with a built-in wardrobe, comprising of hanging rails and shelving, a further internal door leads to:

En-suite Shower Room

With a UPVC double glazed window to the side elevation, featuring a three-piece suite, comprising of low-level WC, vanity wash hand basin with storage, shower cubicle with electric shower over, shaving point, spotlighting to ceiling and extractor fan



Bedroom Three

Featuring two UPVC double glazed windows to rear and side elevations and central heating radiator.

Bedroom Four

Featuring 2xUPVC double glazed windows to front and side elevations and central heating radiator.

Family Bathroom

With two UPVC double glazed windows to both side elevations, bathroom features a three-piece suite, comprising of low-level WC, pedestal wash hand basin with tiled splash back, bath unit, two central heating radiators and extractor fan

Attic Room (Second Floor)

With a UPVC double glazed window to the side elevation, vaulted ceiling with exposed beam work

Outside

The property is approached onto a large driveway providing ample off road parking for several vehicles. To the right side of the driveway leads to a detached double garage, which offers fantastic development potential. To the left side of the drive is a parking area ideally suited for motorhomes/larger vehicles for longer term storage.

Situated to the rear of the property, are lawned gardens, housing a variety of mature shrubs, plants and trees, providing a wonderful degree of privacy. Panoramic views to all aspects are a joy, and something which must be viewed to be fully appreciated. A hardstanding patio at the rear of the plot enjoys open agricultural views and makes for a fantastic view point. The mature gardens features an observatory (available by separate negotiation) and a well with a timber roof.



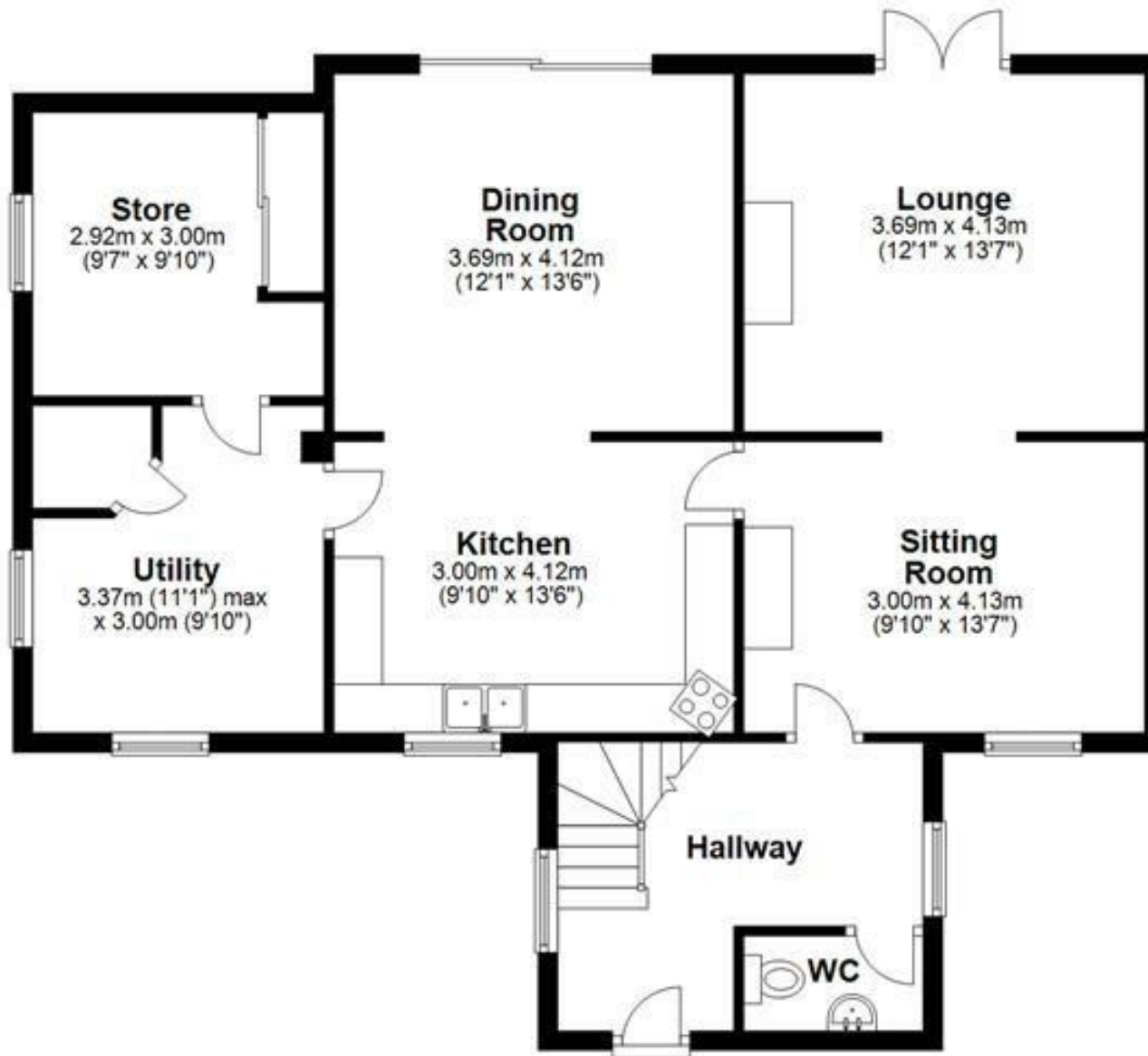






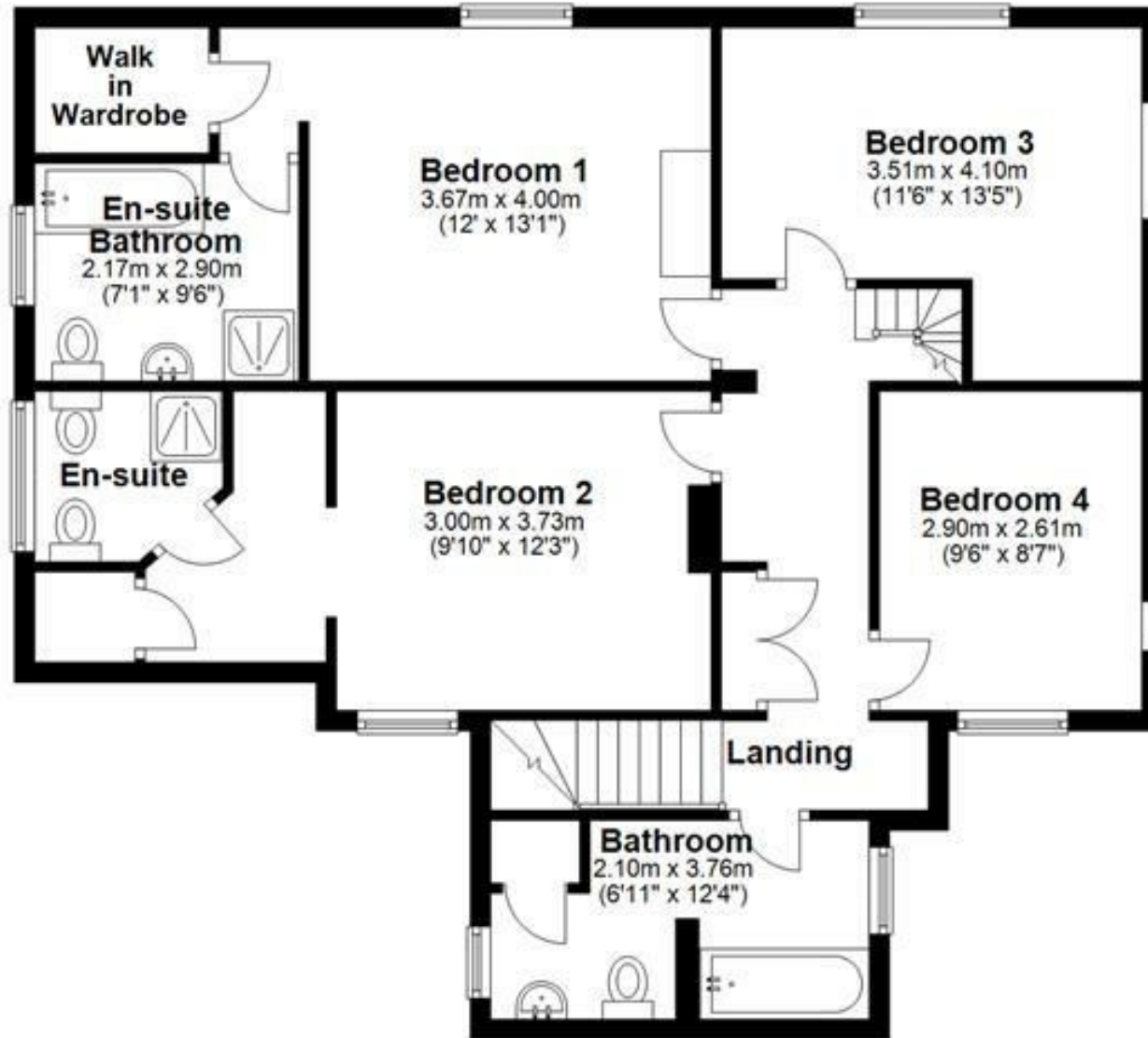


Ground Floor

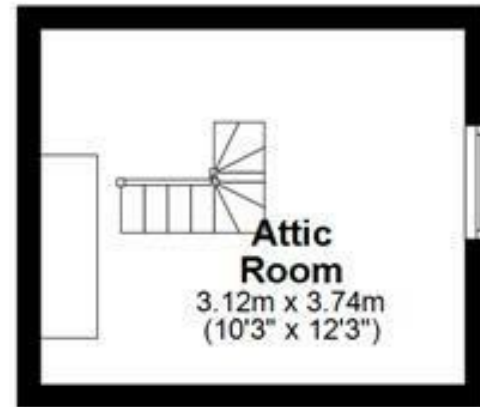


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode
Anderson-Dixon, Burton-Uttoxeter-Ashbourne
Plan produced using PlanUp.

First Floor



Second Floor





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	