** THREE BEDROOM SEMI-DETACHED **
DETACHED GARAGE ** LARGE PLOT FRONT
AND REAR ** GARAGE ** NO CHAIN **

Situated on a secluded plot stands this three bedroom family home, benefiting from a detached garage and a spacious plot having front, side and rear gardens. A brief internal description of the property comprises hallway, lounge, kitchen, cloaks/WC, three bedrooms and family shower room. There are front and rear lawned gardens and a landscaped side seating garden. The property has uPVC double glazing and central heating throughout. There is a detached garage with up and over door.

Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents.

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SALES & LETTINGS

Hallway
With a UPVC double glazed, frosted side entry door leading into, central heating radiator, staircase, rising to the first floor, landing with a useful under stairs, storage cupboard, smoke alarm, central heating radiator and internal doors leading to:

Kitchen
With a UPVC double glazed window to the front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with roll top granite effect preparation work surfaces and complementary tiling surrounding. Integrated appliances include a composite sink and drainer with mixer tap, space for freestanding and under counter white goods, telephone point and spotlighting to ceiling.

Cloaks/WC
With a UPVC double glazed frosted glass window to the side elevation, low-level WC with continental flush, wash hand basin with tiled splashback, in the housing is the electrical consumer unit.

Lounge
With a UPVC double glazed by window to the front elevation, TV aerial point, central heating radiator x2, the focal point of the room being the gas fireplace with brass hearth and dimmer switch lighting.

Conservatory
With UPVC double glazed windows to rear and side elevations and UPVC double glazed double doors leading to the rear patio, tiled flooring throughout and central heating radiator.

Landing
With access into the loft space via loft hatch, UPVC double glazed window to the rear elevation, smoke alarm, internal doors, lead to:
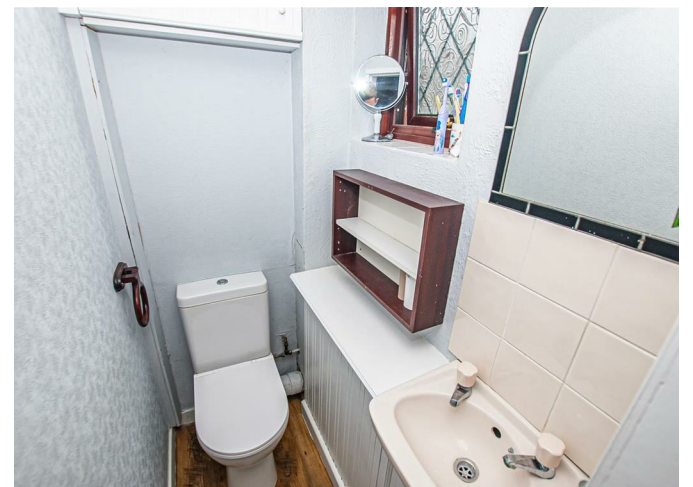
Bedroom One
With a UPVC double glazed window to the front elevation and central heating radiator

Bedroom Two
With a UPVC double glazed window to the rear elevation, tv aerial point and central heating radiator

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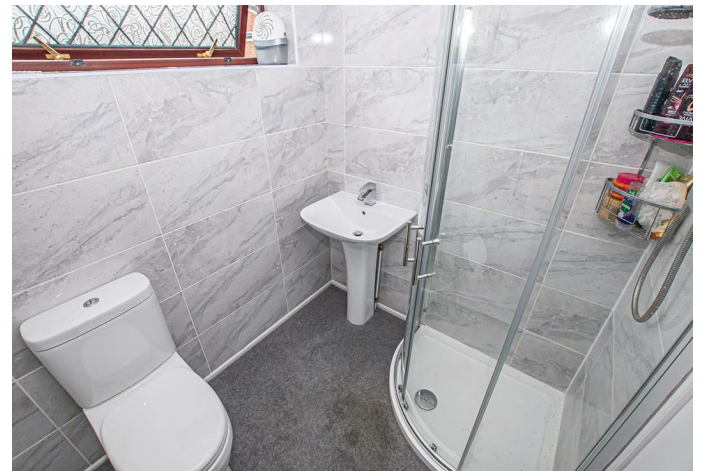With a UPVC double glazed window to the front elevation and central heating radiator

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 with continental flush, pedestal wash basin with mixer tap, corner shower cubicle with electric shower over and complementary tiling to wall coverings, central heating radiator, extractor fan, built-in cupboard which houses the central heating boiler

Externals
The property is approached via a secure wrought iron gates entry leading to a landscape paved pathway. To the frontage is a foregarden which is mainly laid to lawn and houses a variety of mature shrubs and plants, which maintain a high degree of privacy to the plot. Located at the frontage is a detached garage with 3x UPVC double glazed windows to side and rear elevations. A further hardstanding base is situated to the side of the garage. Situated behind garage is a gated entry leading to the side elevation. The side elevation has been landscaped throughout to provide a large entertaining paved patio area with decorative slate pebbles and retaining timber sleepers. The patio extends to the rear of the property leading to the garden which is mainly laid to lawn throughout. The extensive plot is enclosed by timber fence panels and concrete posts to the boundary.
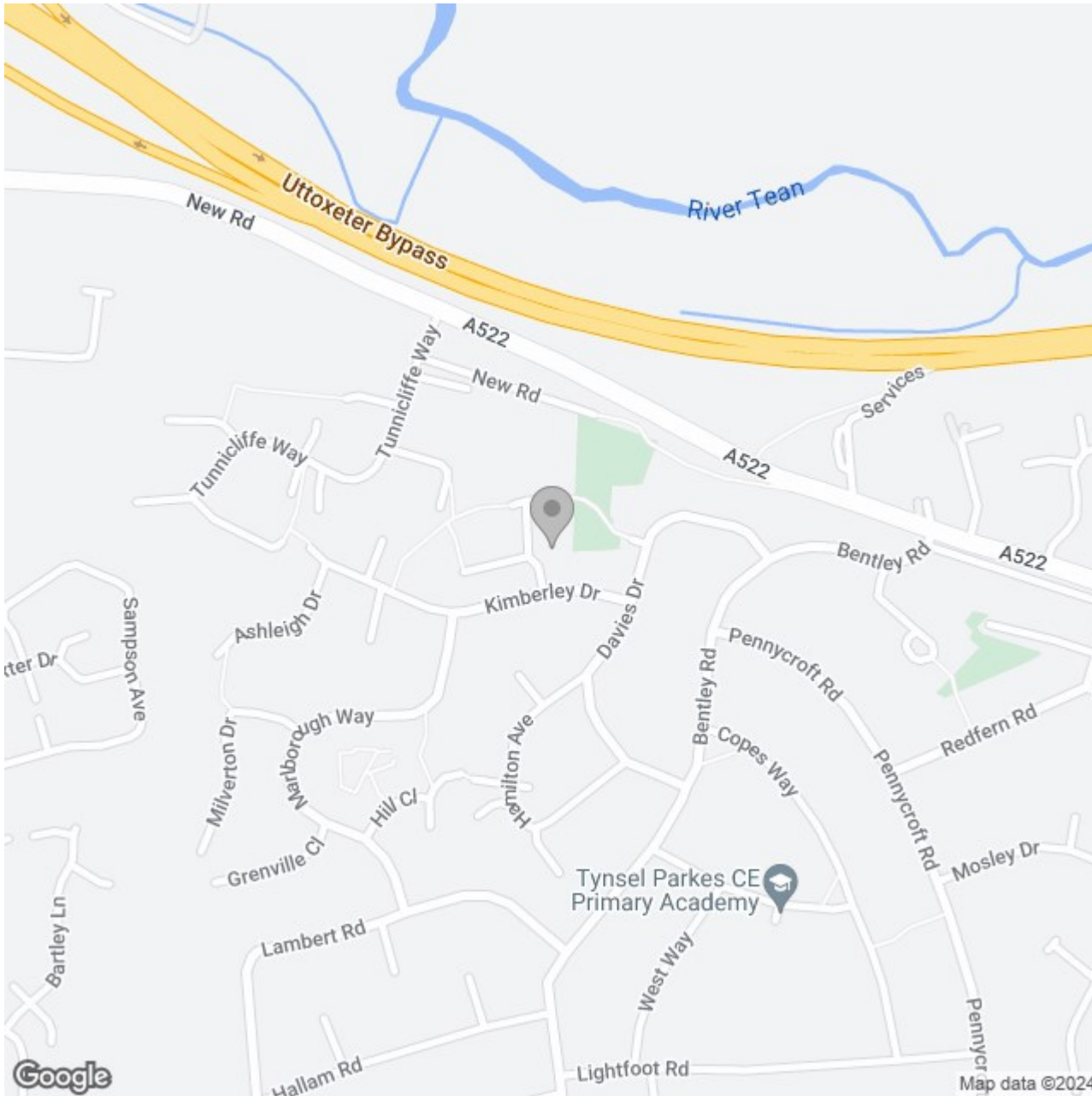
Ground Floor

Conservatory
3.23m x 3.80m
(10'7" x 12'6")

Lounge
6.01m x 3.48m
(19'9" x 11'5")

WC

Hall

Kitchen
2.63m x 2.90m
(8'8" x 9'6")

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

Bedroom 2
2.60m x 3.46m
(8'6" x 11'4")

Hall

Shower Room

Bedroom 1
3.32m x 3.46m
(10'11" x 11'4")

Bedroom 3
2.40m x 2.90m
(7'10" x 9'6")

Garage

Garage
4.40m (14'5") max
x 2.48m (8'2")

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		
(69-80) **C**		
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

Current: **74**
Potential: **88**

England & Wales

EU Directive
2002/91/EC