





A well presented four bedroom period semi detached property retaining many original features in a highly regarded location. In brief the property offers a porch and an entrance hall with Minton tiled floor, lounge with a bay window, dining room, fitted breakfast kitchen and a shower room. The first floor offers three bedrooms and a bathroom, on the second floor is the 4th bedroom and a store room. Landscaped garden and off road parking. Shobnall Road is located close to lovely walks and parks, close to amenities and schools.

The property has been recently rewired and replastered. **INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE EXCELLENT DECORATIVE CONDITION OF THIS HOME.**



ABODE
SALES & LETTINGS

PORCH

Entrance door into the porch with door into the hall.

ENTRANCE HALL

Minton tiled floor, radiator, stairs to the first floor and doors to -

LOUNGE

13'0" x 15'0"

Feature fireplace with log burner, Upvc double glazed bay window to front elevation, radiator, picture rail and coving to ceiling.

DINING ROOM

12'0" x 13'0"

Feature fireplace, three Upvc double glazed windows, under stairs walk-in storage cupboard, radiator and a door through to -

BREAKFAST KITCHEN

21'8" x 8'0"

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob with extractor, space for a fridge freezer, plumbing and space for a washing machine. Upvc double glazed windows, radiator, space for a breakfast table, door to the garden and a door to the shower room.

SHOWER ROOM

7'11" x 5'10"

Walk in shower, low flush wc, vanity sink unit with wash hand basin and storage cupboard, radiator and upvc double glazed window.

FIRST FLOOR LANDING

Stairs to the second floor and doors to -



BEDROOM 1

13'1" x 12'6"

Sharpes fitted wardrobes, radiator and upvc double glazed window.

BEDROOM 2

12'0" x 10'0"

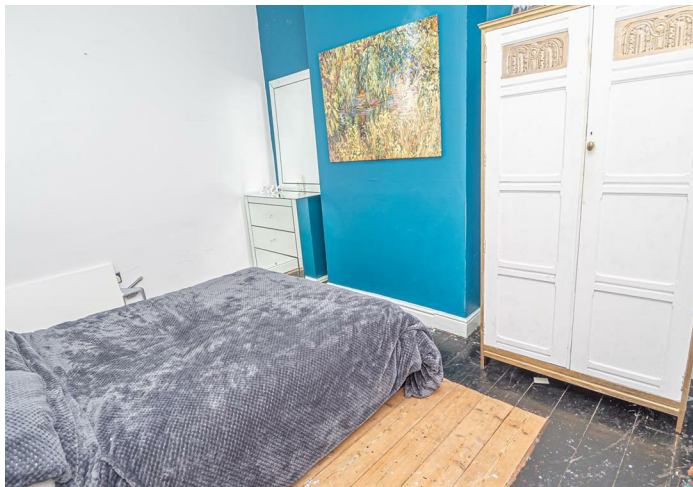
Upvc double glazed window to rear and a radiator.

BEDROOM 4/STUDY

13'1" x 8'3"

Upvc double glazed window, radiator and door into -







BATHROOM

8'1" x 6'10"

Panel enclosed bath, wash hand basin, low flush wc, upvc double glazed window and a radiator.

SECOND FLOOR

BEDROOM 3

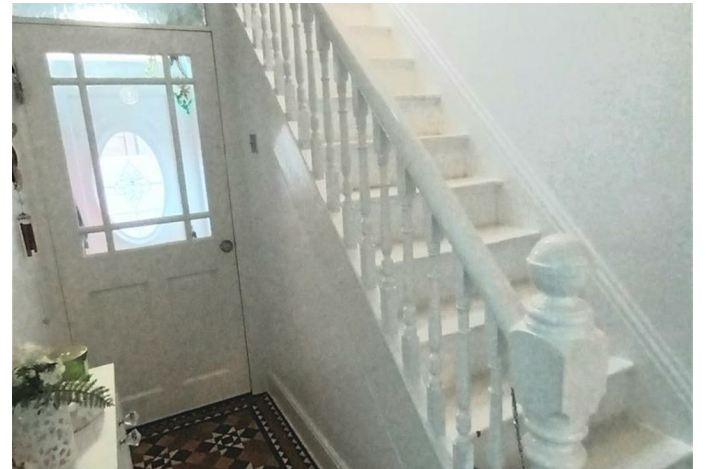
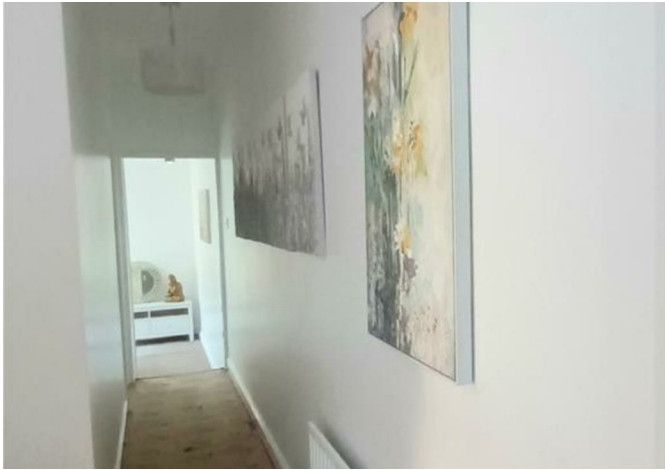
Upvc double glazed window to side elevation and a door into a useful storage cupboard.

This bedroom is currently used as an office with broadband and extension sockets offering excellent working from home environment.

OUTSIDE

To the front of there is off road parking, secure gated access to the enclosed rear garden. The rear garden offers mature plants, shrubs and trees, artificial lawns, seating areas, raised beds, garden shed and a gate to a further garden area. the current owner has recently replaced the fencing.









Ground Floor



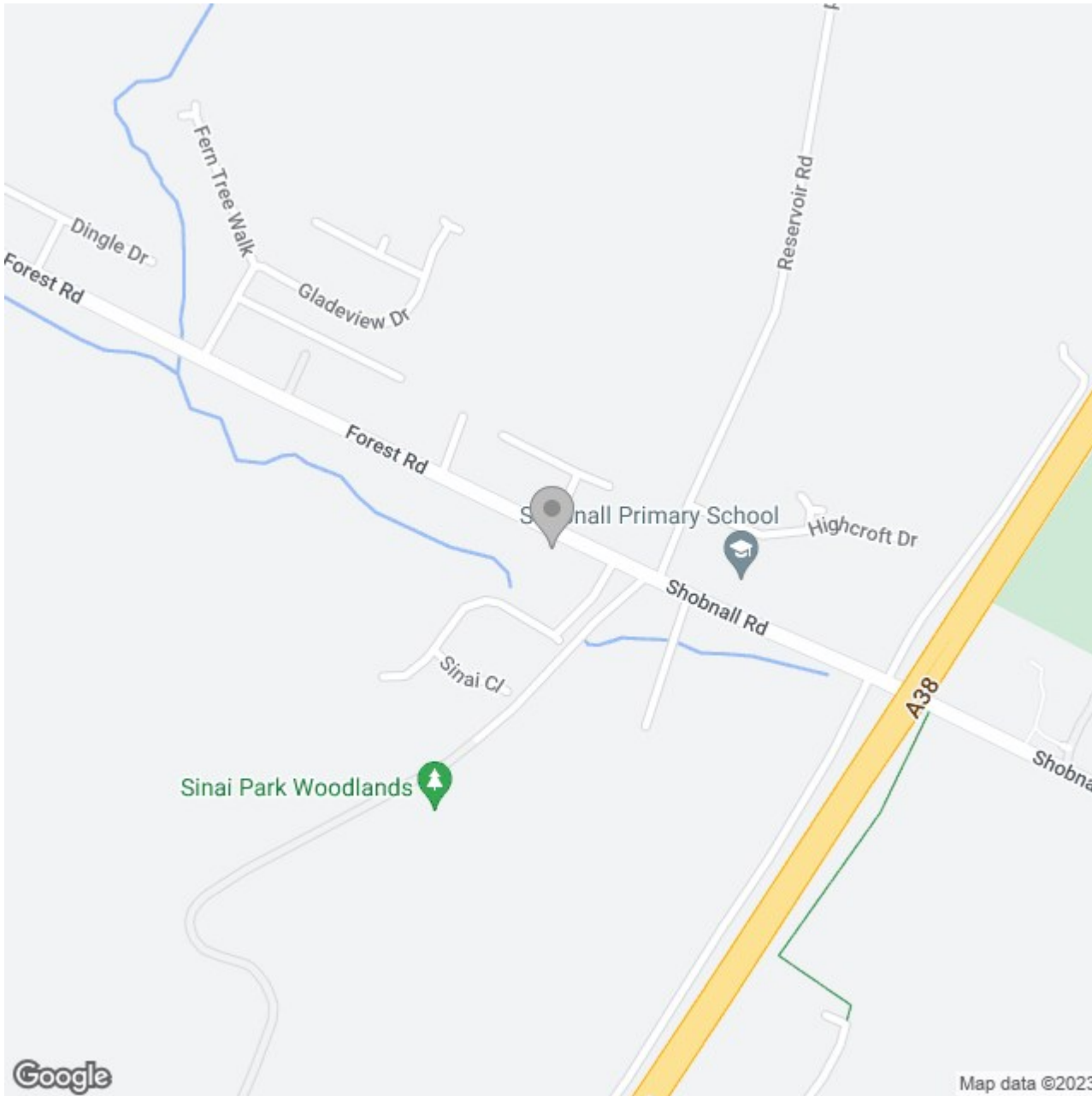
Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor



Second Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	