





An internal inspection of the cottage is highly advised to fully appreciate its high specification, quality finish, generous room dimensions, and its charming location within this exclusive development, formerly known as "The Highwayman". The property features an oil-fired underfloor heating system and double glazed windows, providing optimal comfort. The exterior of the cottage boasts a charming setting, offering a level of privacy with a spacious, well-maintained lawn with a glass panelled decked viewpoint that provides delightful views of the surrounding countryside. Situated to the corner of the driveway is a detached timber framed double garage.

A vehicular access pathway guides you to a gated entry, leading to a gravel driveway. This driveway offers abundant off-road parking and leads to the detached double garage (5.7m x 5.10m) equipped with two up-and-over doors and power.

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



## Lounge

With a double glazed window to the side elevation, double glazed front entry timber door, the focal point of the room being the cast iron multifuel fireplace with a tiled hearth with exposed brick backing and timber mantle, oak glass panelled staircase rising to the first floor landing with the useful under stairs storage cupboard, thermostat, exposed beam work and trusses to ceiling, smoke alarm, TV aerial point and telephone point

## Kitchen/Diner

Featuring three double glazed window units to the side elevation a further unit to the front, the kitchen features a range of matching base and eye level storage cupboard and drawers with granite drop edge preparation work surfaces with a carved inset drainer drain. A range of integrated appliances include ceramic Belfast sink with chrome mixer tap, dishwasher, Rangemaster five ring hob with oven and grill and matching extractor hood, wine cooler, fridge, freezer and breakfast island.

## Utility Room

With a double glazed window to the rear elevation, freestanding space and plumbing for undercounter white goods.

## Cloaks/WC

With a low-level WC, floating wash hand basin with mixer tap, extractor fan and isolator switch.

## Landing

With a double glazed window to the elevation, central heating radiator, smoke alarm, thermostat, internal oak doors lead to:



## Bedroom One

With two double glazed windows to front and side elevations, central heating radiator, TV aerial point, access to loft space via loft hatch, internal outdoor leads to:







### En-suite

Featuring a three-piece shower room suite, comprising of low-level WC, floating wash hand basin with mixer tap, corner shower cubicle with sliding glass screen, complementary tiling to both floor and wall coverings, double glazed velux window to ceiling, extractor fan, chrome heated towel, radiator and spot lighting to ceiling.

### Bedroom Two

With a double glazed window to the front elevation, central heating radiator, access to loft space via loft hatch and TV aerial point.

### Bedroom Three

With a double glazed window to the front elevation, central heating radiator and a useful over stairs storage cupboard, comprising of eye level shelving and hanging rail.

### Bathroom

With a frosted double glazed window to the side elevation, featuring a three-piece family bathroom suite, comprising of low-level WC, floating wash hand basin with mixer tap, bath unit with shower over, glass screen and complementary tiling to both floor and wall coverings, shaving point, extractor fan, chrome heated towel radiator and spotlighting to ceiling.

### Outside

The property is approached off the Alton Road, onto a communal parking area with a gated entry onto the private off road parking area for this property. On approach to the private parking area is a detached double garage to the left side. The garden is situated behind the garage via fenced entry. The garden is mainly laid to lawn with a view point with glass panelled balcony area overlooking grazing grassland; perfect for those summer evening nights. On approach to the property, there is a timber framed storm porch and various outdoor storage units.







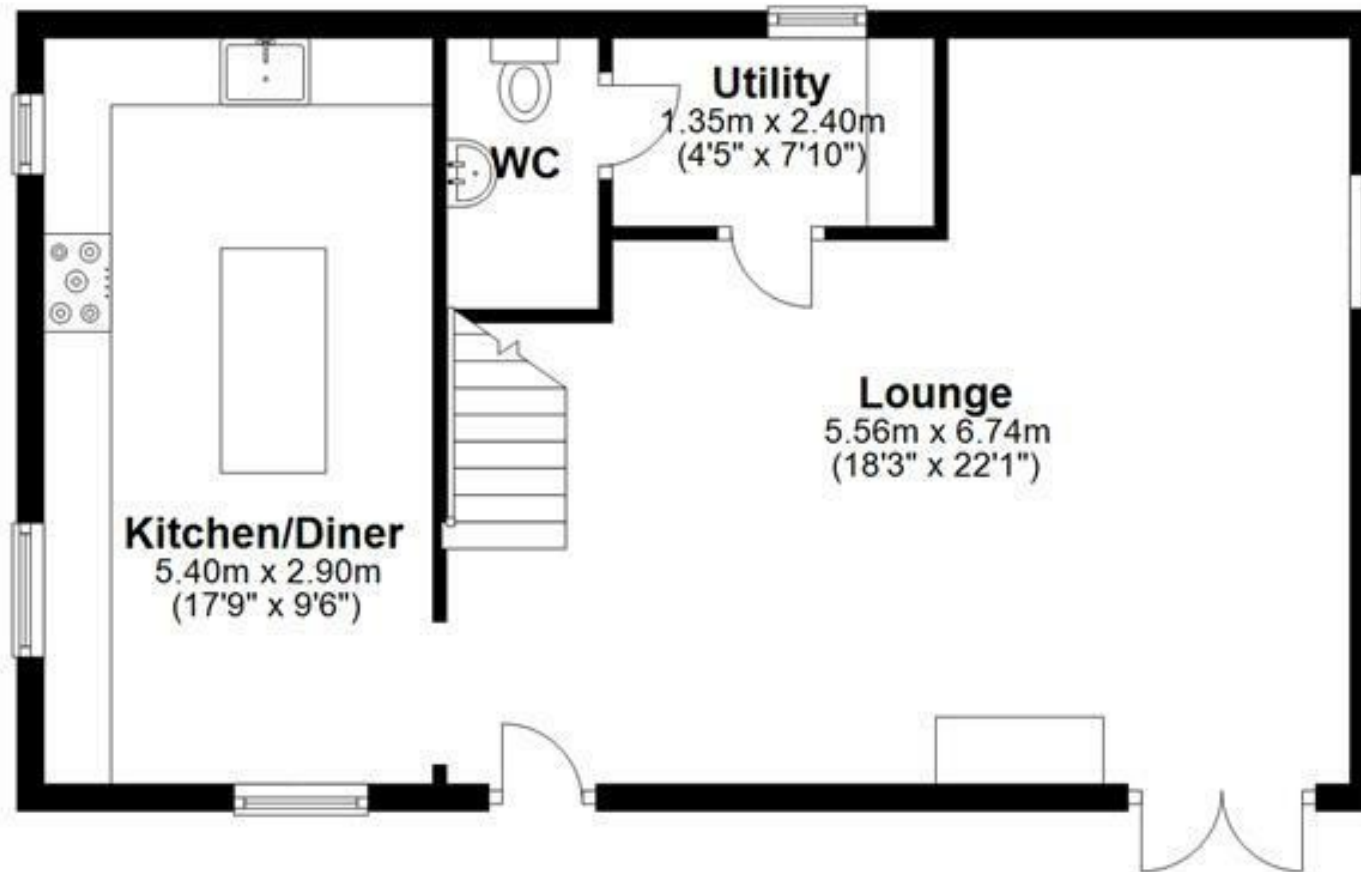






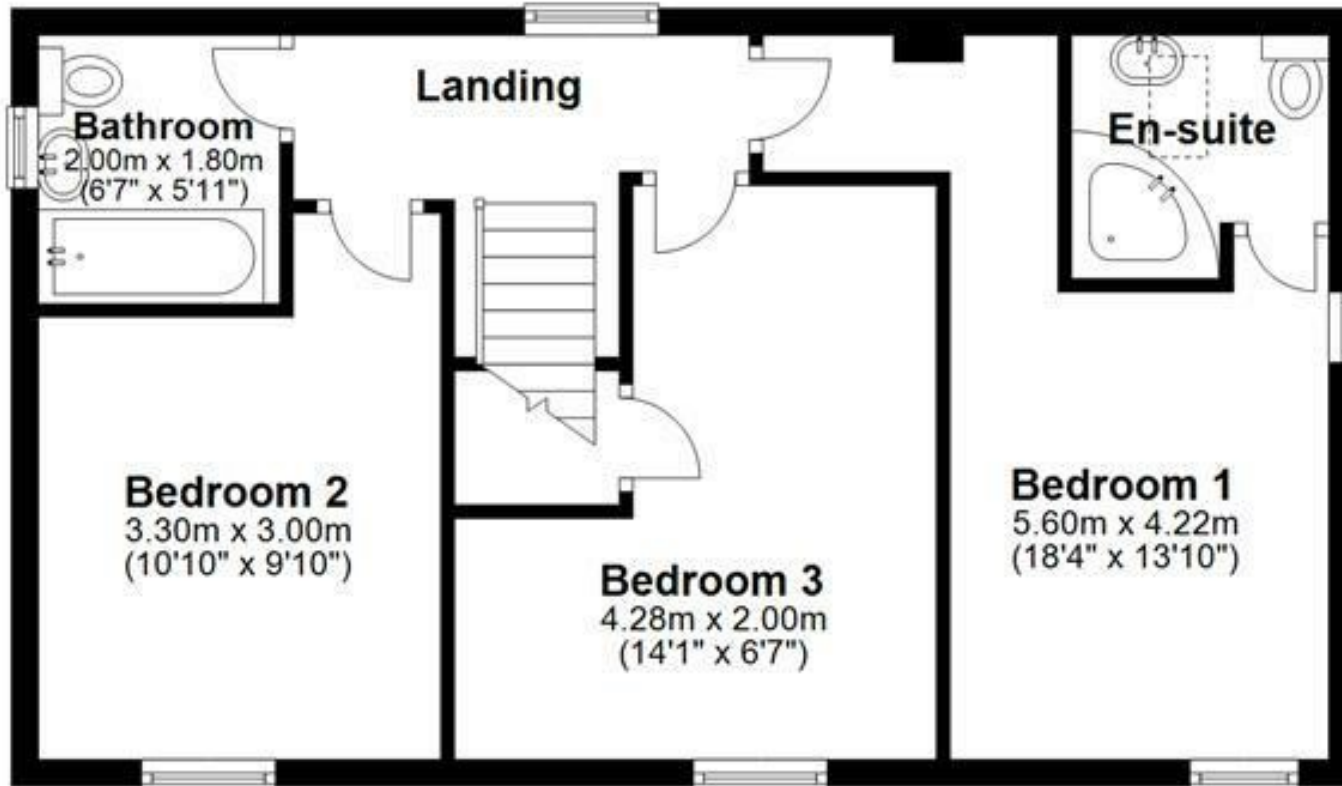


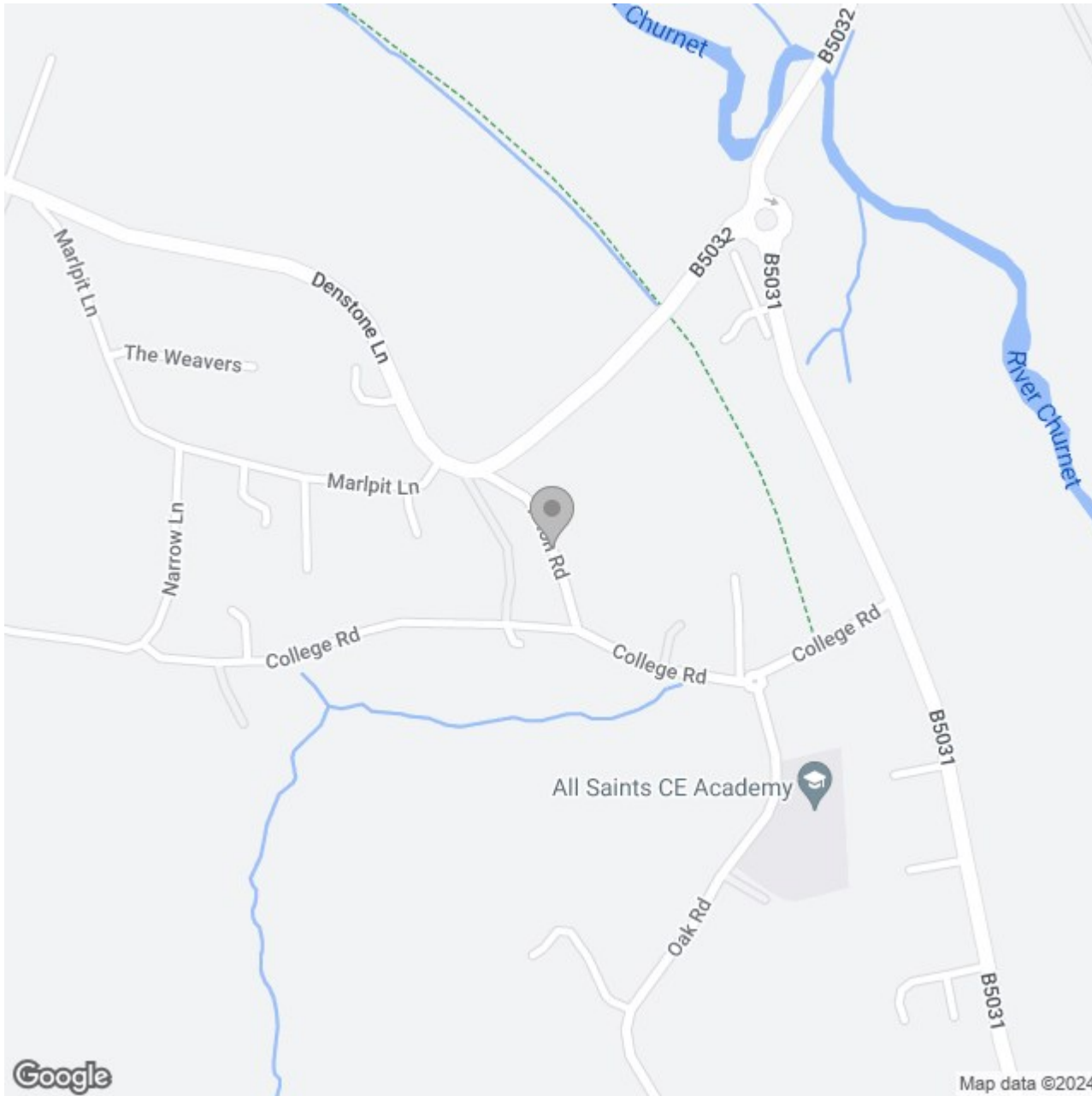
## Ground Floor



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





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</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	