





**\*\*\*\* WELL PRESENTED  
THREE BEDROOM  
PROPERTY \*\*\*\***

Conveniently located and in Cul de Sac position with a double drive.. The property benefits from upvc double glazed windows and doors and gas central heating and in brief offers a hall, lounge, dining kitchen, rear hall and bathroom. Three good size bedrooms, enclosed rear garden with large workshop and parking for 2 cars, VIEWING IS HIGHLY RECOMMENDED.



 **ABODE**  
SALES & LETTINGS

## HALL

Entrance door into the hall with stairs to the first floor and a door into the lounge.

## LOUNGE

15'0 x 11'11

Upvc double glazed window to the front, under stairs store cupboard, radiator and a door to the kitchen.

## KITCHEN

11'2 x 10'3

Fitted units with work surfaces and a sink and drainer unit. Plumbing and spaces for both a washing machine and dishwasher, space for a cooker and fridge freezer. Two double glazed windows, radiator and a door to the rear hall.

## REAR HALL

Door to the garden and a door to the bathroom.

## BATHROOM

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

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM 1

15'0 x 12'0

Upvc double glazed window, radiator and storage cupboard.

## BEDROOM 2

10'7 x 9'5

Upvc double glazed window and radiator.



## BEDROOM 3

9'10 x 7'6

Upvc double glazed window and radiator.

## OUTSIDE

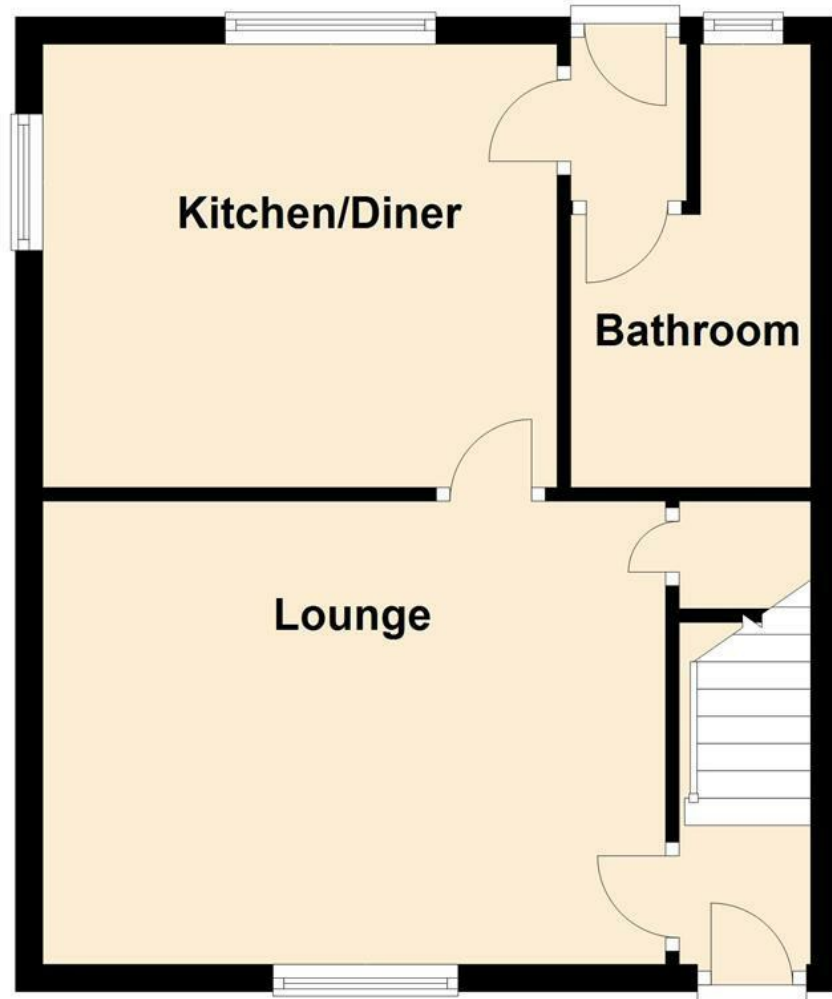
Parking for 2 cars, front lawn and side access to the enclosed rear garden offering a lawn, paved patio and large workshop.



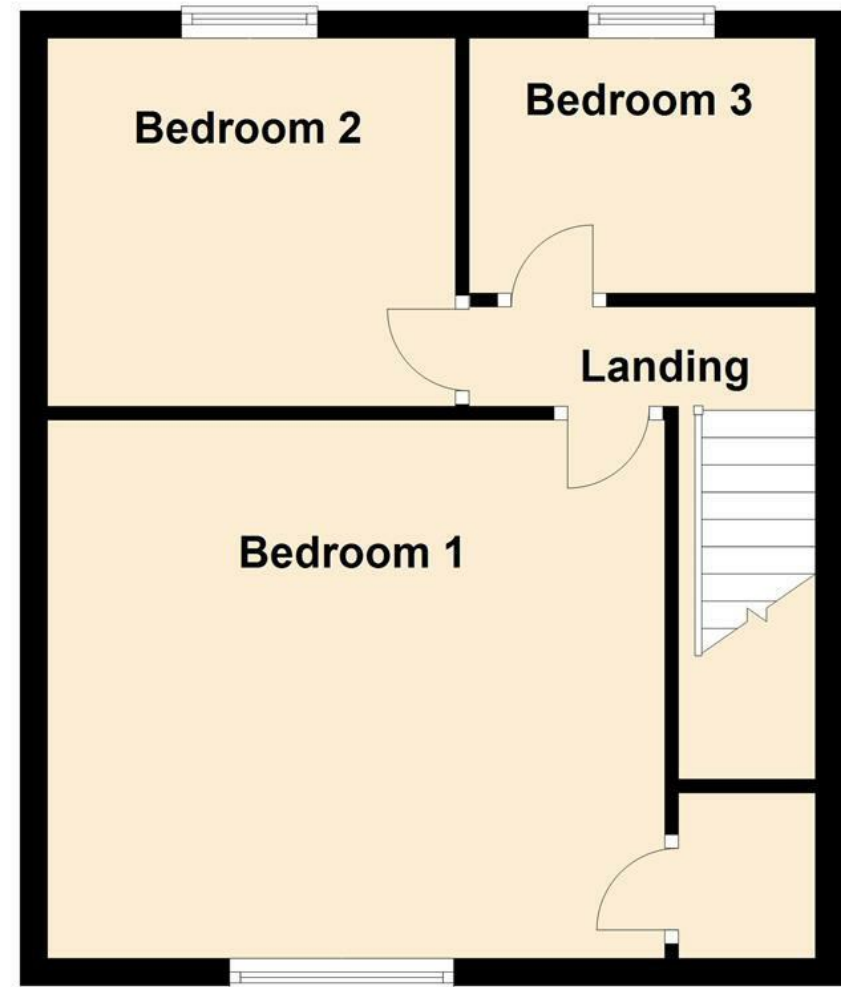




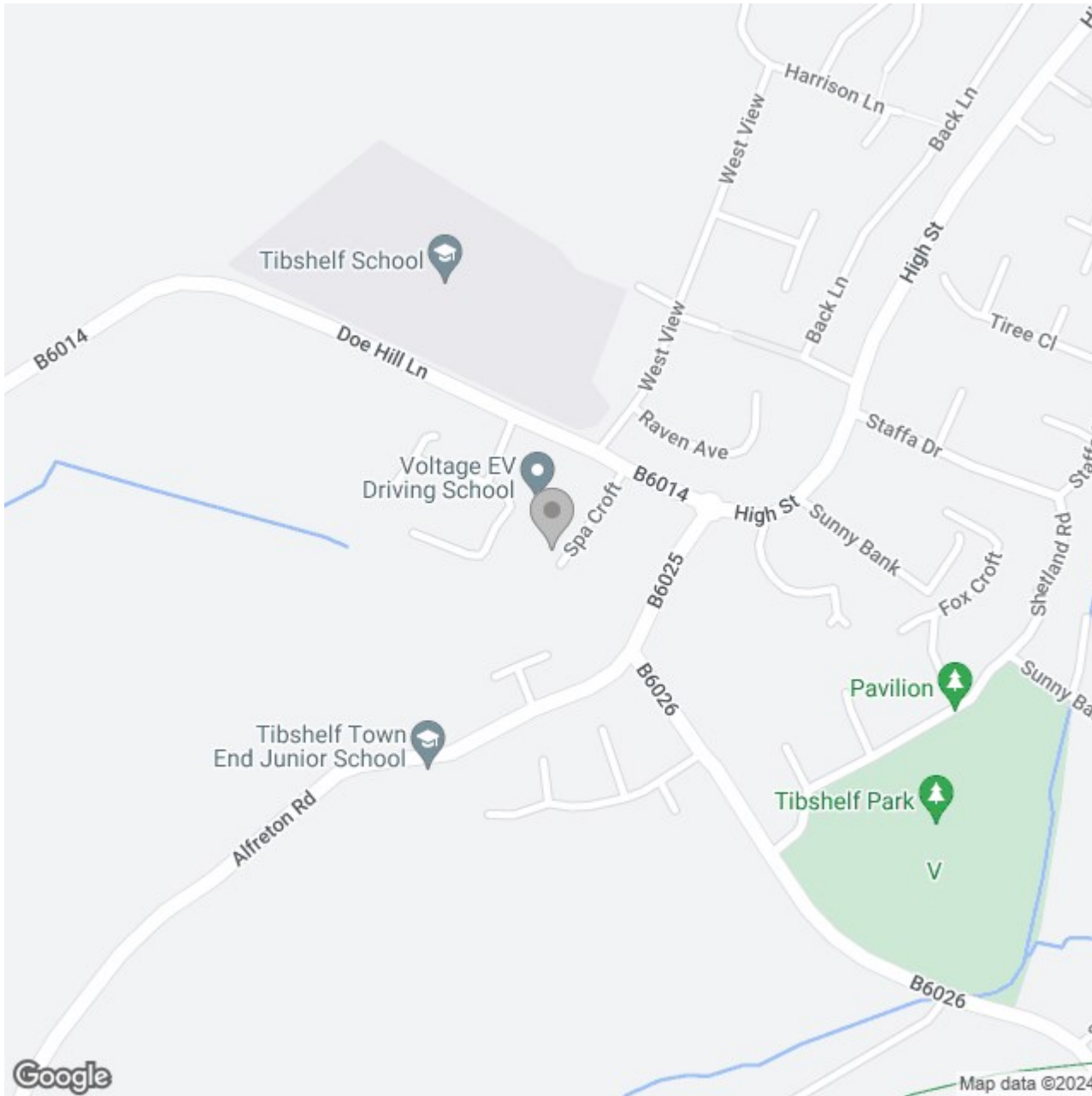
## Ground Floor



## First 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.



## 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>67</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	