





**** IMMACULATE THREE DOUBLE
BEDROOM DETACHED PROPERTY
**** HIGHLY REGARDED VILLAGE
**** This is a great opportunity to
purchase a modern property in
Waterhouses benefitting from upvc
double glazing and a gas heating
system. In brief the property offers
a hall, lounge, re-fitted high
specification dining kitchen with
Quartz work surfaces, large utility
room, upvc double glazed
conservatory and a guest
cloakroom. Three double
bedrooms, master with an en suite
shower room and a family
bathroom. Enclosed rear garden
and ample parking to the front.
Part garage with the rear
converted into the utility room.
**INTERNAL VIEWING HIGHLY
RECOMMENDED.**

 **ABODE**
SALES & LETTINGS

HALL

Entrance door into the hall with radiator and door to the lounge.

LOUNGE

15'9 x 11'1

Upvc double glazed window to the front, radiator and doors to the inner hall and kitchen.

KITCHEN DINER

12'10 x 10'11

Fitted wall mounted, base and drawer units with Quartz work surfaces and a sink unit with mixer tap. Fitted electric oven and hob with extractor fan, integrated dishwasher, radiator, upvc double glazed window and door to the conservatory. Door to the utility room.

UTILITY ROOM

8'4 x 8'2

Fitted units and larder cupboards, work surfaces and a sink and drainer unit. Integrated fridge freezer, plumbing and space for a washing machine, space for a tumble dryer. Radiator and a door to the side.

CONSERVATORY

9'10 max x 11'4

Upvc double glazed window and doors onto the garden and a tiled floor.

INNER HALL

Stairs to the first floor, radiator and door to the cloakroom.

CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.



FIRST FLOOR LANDING

Loft access, airing cupboard, upvc double glazed window and doors to -

MASTER BEDROOM

13'6 x 10'9

Upvc double glazed window, radiator and door to the en suite.

EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.







BEDROOM

13'3 x 9'

Upvc double glazed window and a radiator.

BEDROOM

11'4 x 7'6

Upvc double glazed window and a radiator.

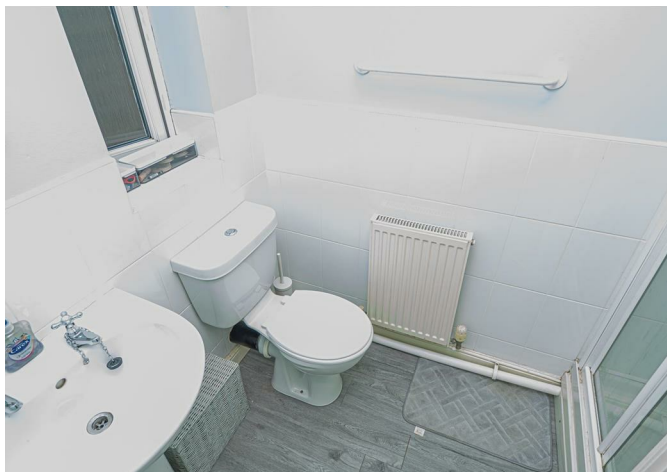
BATHROOM

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

OUTSIDE

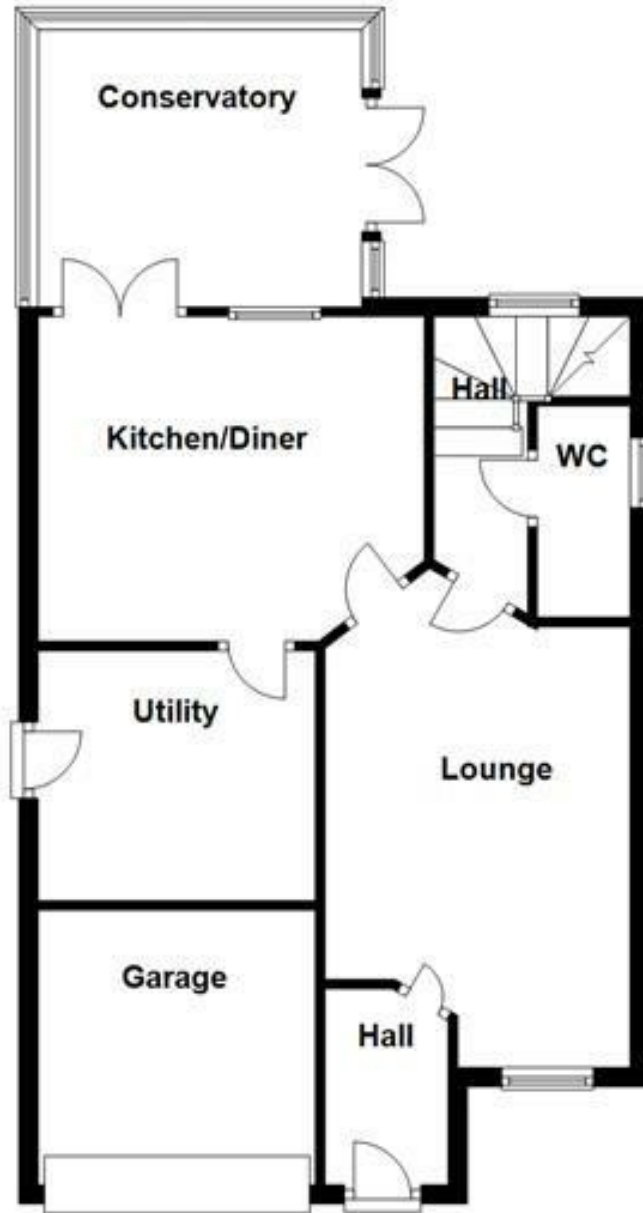
Ample parking to the front, up and over garage door into the unconverted front section of the garage. Side gated access to the enclosed rear garden with lawn and patio.







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

