





A well presented four bedroom detached family home set within a sought after residential development in Branston within a cul de sac position. The accommodation offers hallway, cloakroom, lounge to front elevation, dining room, and family room which originally formed part of the double garage. The kitchen is fitted with a utility room. The first floor provides four bedrooms, en suite bathroom and a modern re fitted family bathroom. Outside is the driveway leading to a single garage and side access to an established landscaped rear garden. Viewing is highly recommended strictly via appointment only.



Accommodation

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With an open storm canopy having an double glazed front entrance door leading to:

Entrance Hallway

With ceramic tile flooring, staircase rising off to the first floor accommodation, concealed radiator and doors leading off to:

Cloakroom

Fitted with a white suite comprising low level WC, hand wash basin, tiled splash backs, single radiator, tiled flooring and a uPVC double glazed window to the front elevation.

Lounge

15' 10" x 11' 9" (4.82m x 3.58m)

With the focal point of the room being the living flame coal effect gas fire set within an Adam style fireplace and marble hearth, uPVC double glazed window to the front elevation, single radiators, coving to ceiling and double doors leading to:

Dining Room

9' 5" x 9' 10" (2.87m x 2.99m)

With uPVC double glazed French patio doors leading out to the rear garden, single radiator, coving to ceiling and internal door leading to the kitchen.

Kitchen

14' 0" x 9' 3" (4.26m x 2.82m)

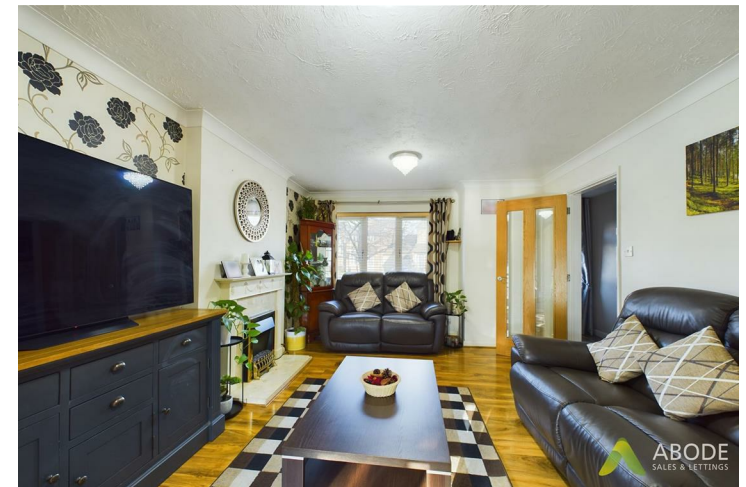
A fully modernised kitchen incorporating a single drainer sink unit with mixer tap built in to a preparation work surface, selection of high gloss



fronted base cupboards and drawers, built in fridge and freezer, pull out pantry unit, built in four ring gas hob, Hotpoint double oven, two double glazed windows to the rear elevation, up right stylish radiator, useful built in under stairs storage cupboard and door leading to:

Utility Room

Fitted with a single drainer sink unit with mixer tap built in to a roll edge work surface, selection of base cupboards and drawers, upright larder unit, integral dishwasher, access to loft space, double glazed door to the rear







garden and up right radiator.

Family Room

16' 4" x 7' 8" (4.97m x 2.34m)

Originally part of the double garage, this family room has been sectioned off to create an additional reception room to the home with a double radiator and a uPVC double glazed window to the front elevation.

First Floor Landing

With access to loft space and doors leading off to:

Master Bedroom

12' 8" x 12' 1" (3.86m x 3.68m)

With uPVC double glazed windows to the front elevation, single radiator, selection of built in double wardrobes and door leading to:

En-Suite Bathroom

Fitted with a three piece white bathroom suite comprising low level WC, pedestal hand wash basin, panelled bath with mixer shower tap above, double glazed window to the side elevation and extractor fan.

Double Bedroom Two

9' 6" x 9' 0" (2.89m x 2.74m)

With a fitted wardrobe, uPVC double glazed window to the rear elevation and radiator.

Double Bedroom Three

12' 0" x 9' 8" (3.65m x 2.94m)

With a radiator, uPVC double glazed window to the front elevation and laminate flooring.

Bedroom Four

9' 6" x 8' 2" (2.89m x 2.49m)

With laminate flooring, uPVC double glazed window and radiator.

Family Bathroom

9' 5" x 6' 7" (2.87m x 2.01m)

Fitted with a four piece white bathroom suite comprising low level WC, pedestal hand wash basin, panelled bath with central mixer tap and shower attachment, corner shower enclosure, heated towel rail, fitted wall mirror, uPVC double glazed window to the rear elevation and extractor fan.

Outside

The property occupies a corner plot with a double width driveway providing off road parking for a variety of vehicles leading to a single garage. Gated side access leads to a established landscaped rear garden with decking and lawn, side flower borders and garden shed.

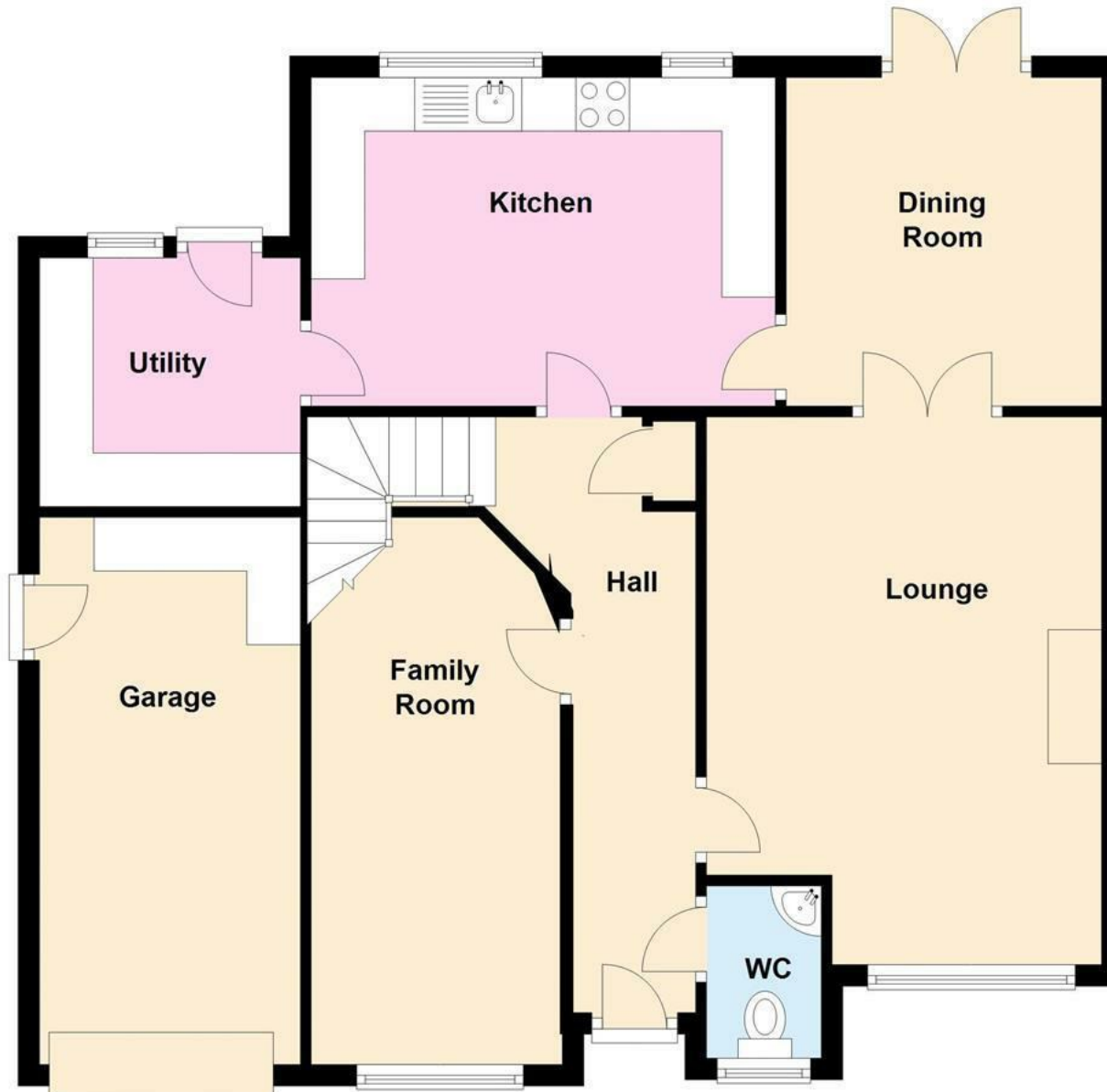






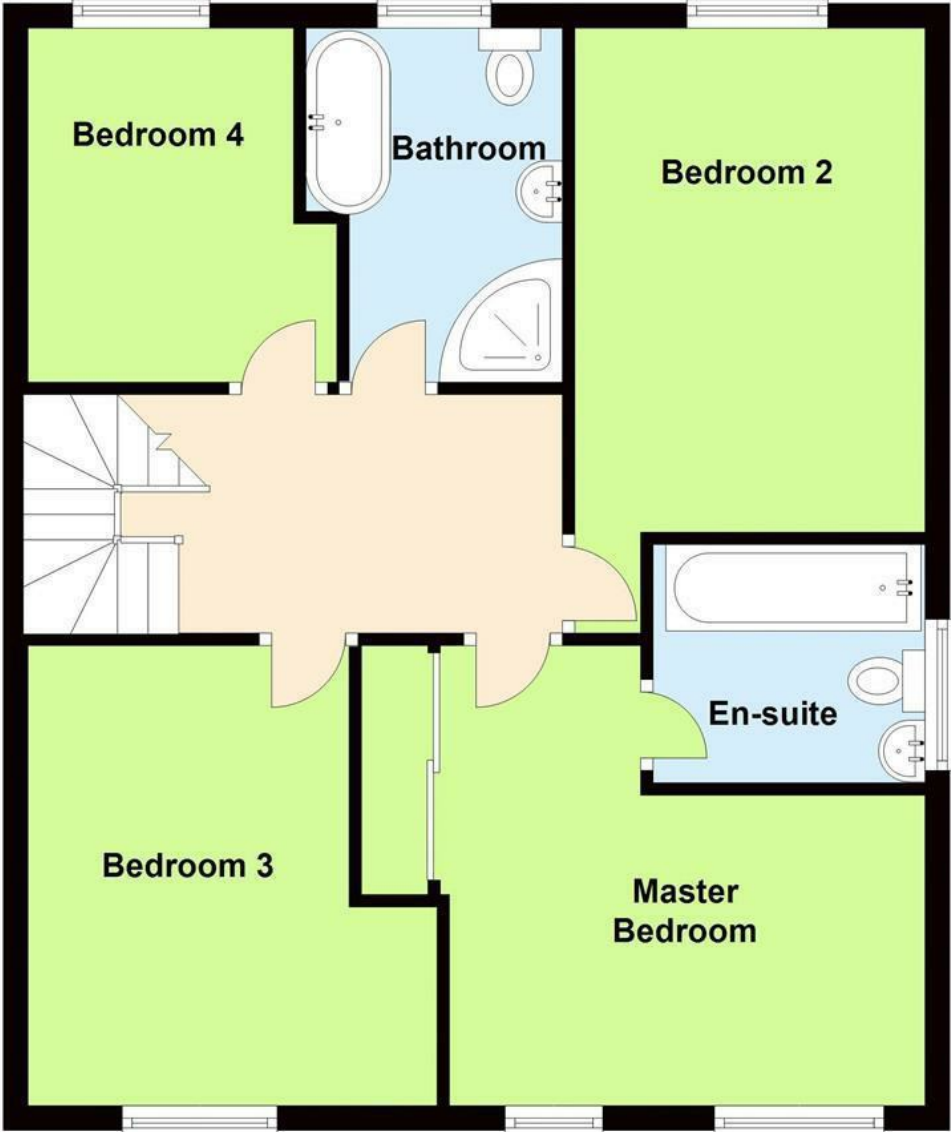


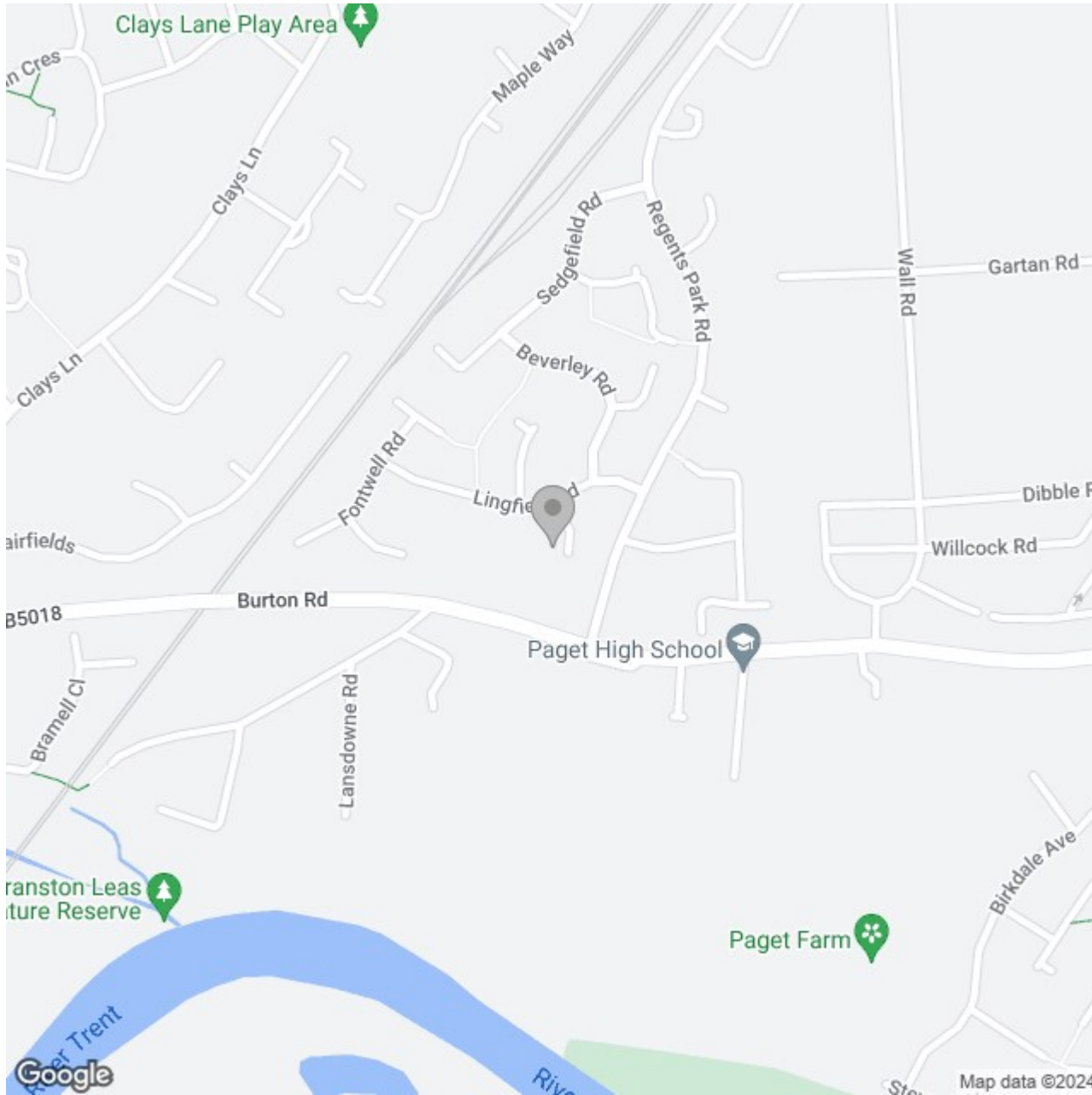
Ground Floor



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