





An immaculately presented modern detached family home, viewing is essential to appreciate the standard and specification of the property. The internal accommodation provides a spacious hallway, cloakroom wc, study, lounge, a high specification upgraded modern open plan dining kitchen with built in appliances and utility room. The first floor has master bedroom with built in wardrobes and upgraded, tiled en suite shower room, three further double bedrooms and upgraded family bathroom with four piece bathroom suite. The area provides excellent road and rail links whilst retaining close proximity to the local village lifestyle within the heart of the Staffordshire countryside. Viewing of the home is to be by appointment only.



Entrance Hall - Entering the property through a composite door, with double glazed opaque glass inserts with storm porch over, having central heating radiator, useful under-stairs storage cupboard, two single ceiling lights, staircase leading to first floor landing.

Guest Cloakroom Wc - Having a two piece suite with close couple WC and a pedestal hand wash basin. Central heating radiator.

Study - 2.31m x 2.03m (7'7" x 6'8") - Having dual aspect double glazed windows to front and side elevations, central heating radiator, single ceiling light, Internet access point.

Lounge - 4.76m x 3.42m (15'7" x 11'3") - With double glazed french doors to the rear elevation, two central heating radiators, TV & telephone point, two single ceiling lights.

Kitchen / Diner - 6.89m (max) x 2.74m (22'7" (max) x 9'0") - With double glazed windows to both the front and rear elevations, matching wall, base and drawer units with marble effect work surface, one and a half drainer sink with mixer tap, integrated electric double oven, stainless steel gas hob with tiled splash-back, extractor, integrated fridge/freezer, integrated dishwasher, two central heating radiators, spotlighting, TV point, wood effect vinyl flooring.

??Utility Room - 1.9m x 1.78m (6'3" x 5'10") - Having composite door with opaque effect glazed inserts to rear elevation leading to the garden, built in storage.

First Floor Landing - The galleried landing has a cupboard housing the water cylinder, central heating radiator, two single ceiling lights and with access to loft void.

Bedroom One - 3.49m x 3.10m (11'5" x 10'2") - Having a double glazed window to the front elevation, fitted wardrobes, central heating radiator, single ceiling light, TV point.

Ensuite Shower Room - With double glazed window with opaque glass to front elevation, ceramic wall tiling, low level WC with button flush, wash hand basin with mixer tap, shower cubicle, ladder style towel heater, inset spotlights, extractor fan, shaver point.

??Bedroom Two - 3.73m(max) Reducing to 2.70m x 2.75m (max) RT 1.9m (12'3" (max) Reducing to 8'10" x 9'0" (max) RT 6") - Having double glazed window to rear elevation, central heating radiator, single ceiling light.

Bedroom Three - 3.08m x 2.50m (10'1" x 8'2") - With double glazed window to front elevation, central heating radiator, single ceiling light.

Bedroom Four - 3.04m x 2.40m (10'0" x 7'10") - Having double glazed window to rear elevation, central heating radiator, single ceiling light.

Family Bathroom - Having double glazed window with opaque glass to rear elevation, low level WC with push button flush, wash hand basin with mixer tap, shower cubicle, panelled bath, ceramic wall tiling, ladder style towel heater, extractor fan and inset spotlights.

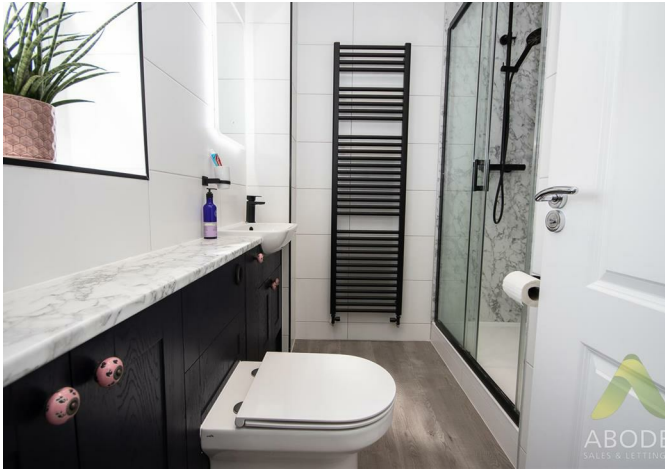
## Outside

The front of the property has an elevated position with a small patio area bordered by miniature box hedging and retaining metal fence and access via both ramp and steps. Having a block paved drive providing off street parking and leading to garage. To the rear of the property there is a substantial enclosed garden laid to lawn, which has gated access from the driveway. The rear and side of the garage has had a stunning summer house that could be used as a variety of spaces.









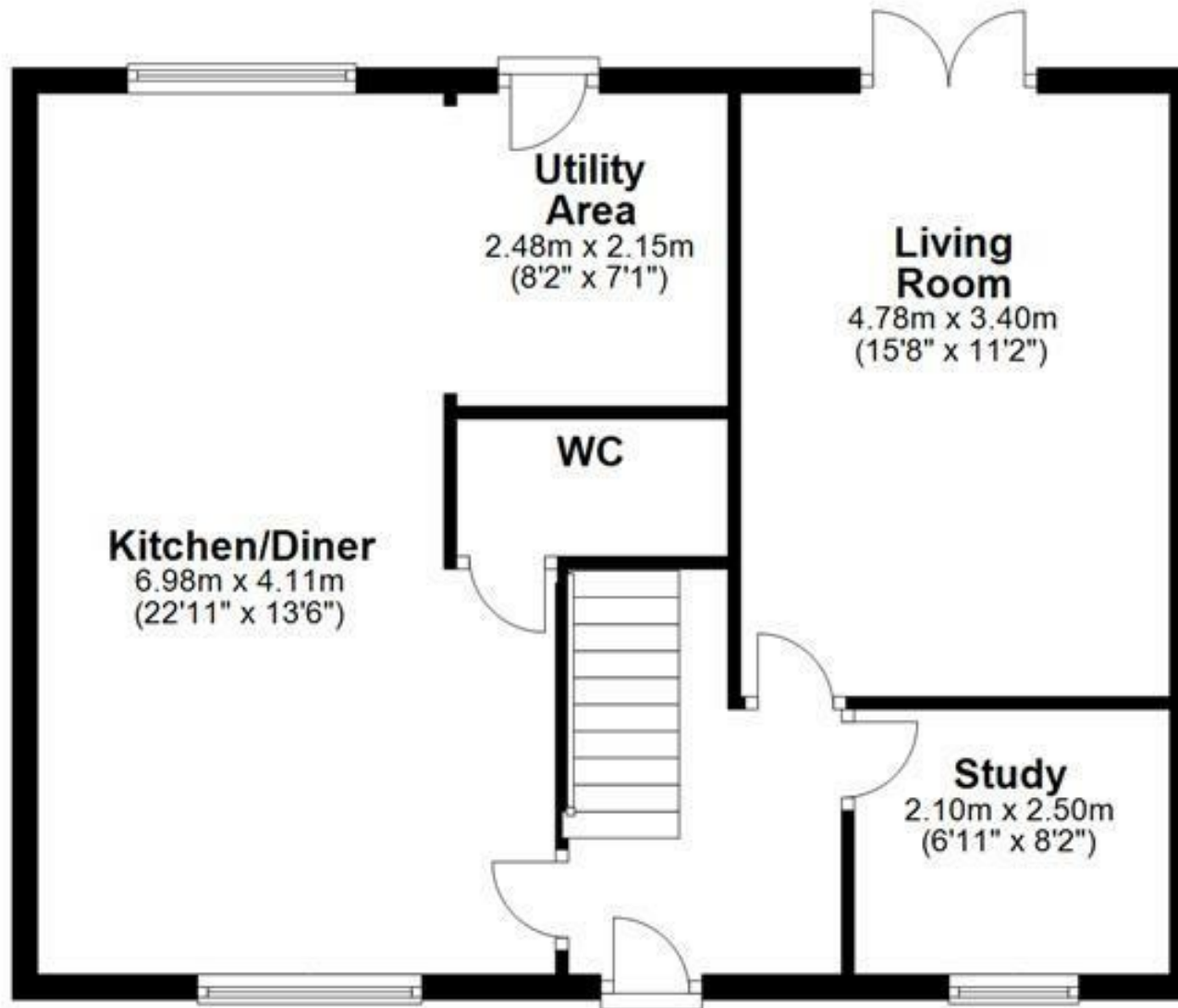






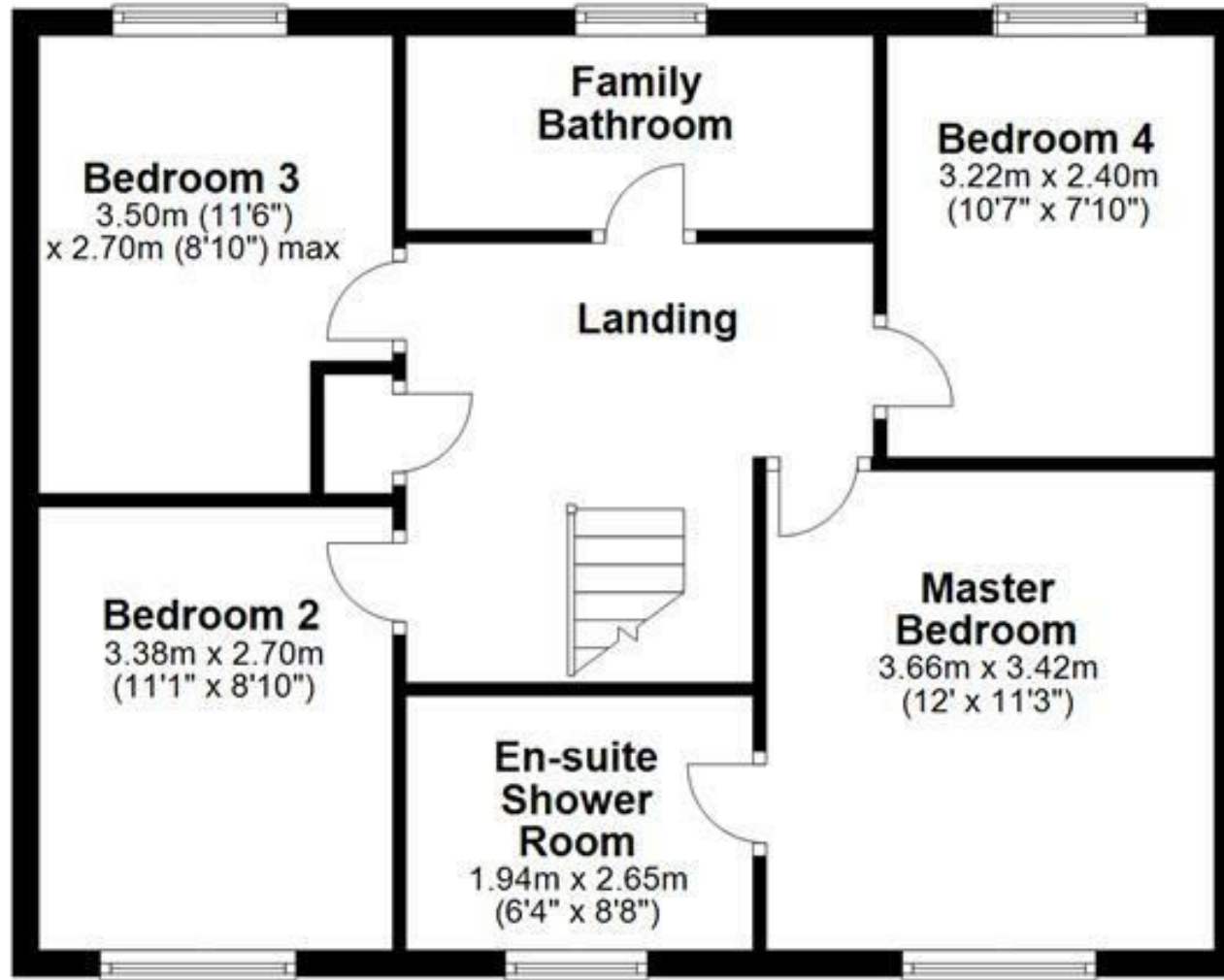


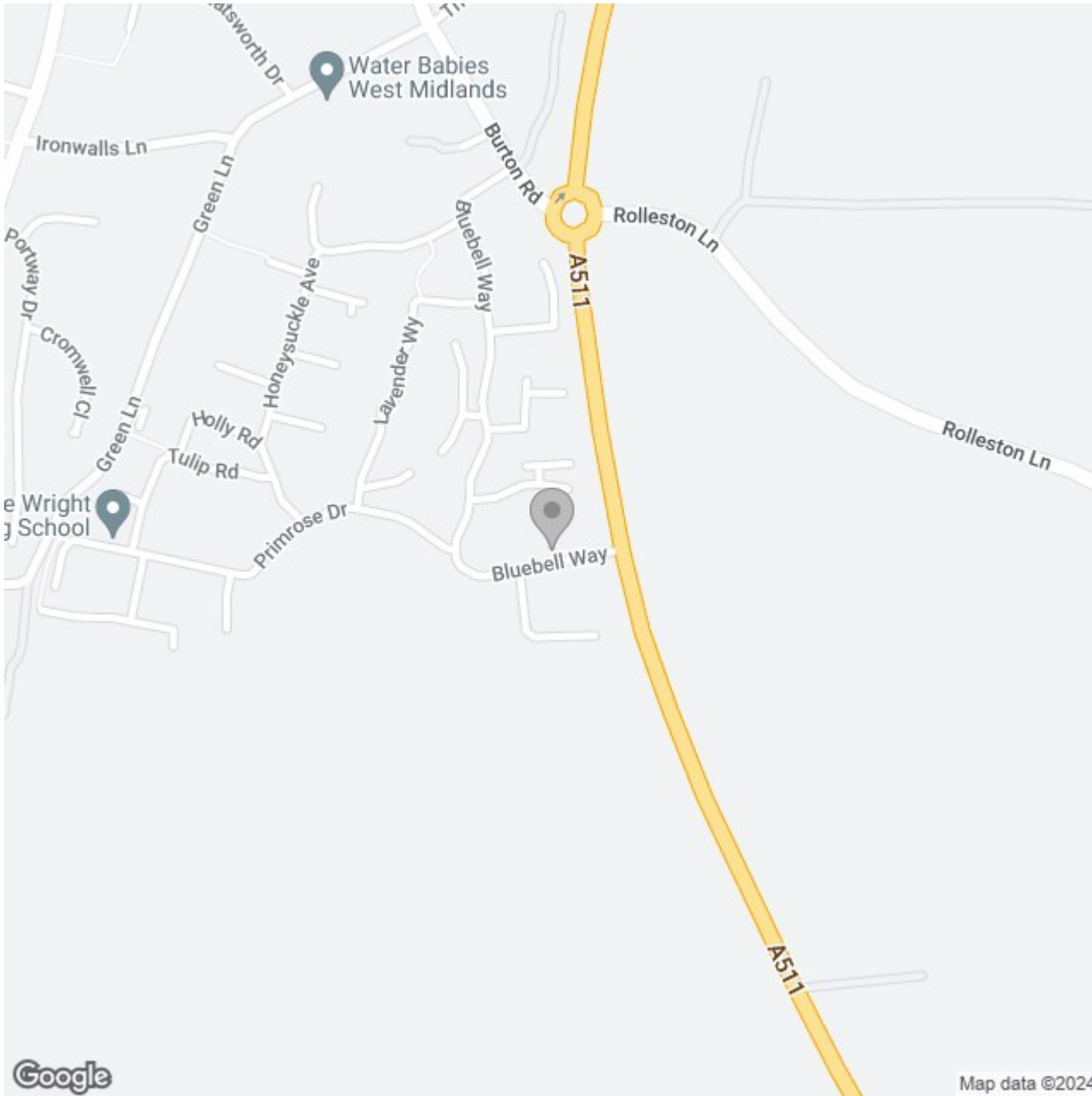
## Ground Floor



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>		
(69-80) <b>C</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	