







\*\*\*\* TIMBER  
CABIN/WORKSHOP  
INCLUDED IN THE SALE \*\*\*\*

Modern semi detached property offering a hall, guest cloakroom, lounge, fitted dining kitchen with double doors onto the garden. Three first floor bedrooms, master with an en suite shower room and a family bathroom. Long side drive, single garage and an enclosed rear garden. OPEN ASPECT TO THE FRONT.





## HALL

Entrance door into the hall with doors to -

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## LOUNGE

14'7" x 11'7"

Upvc double glazed window to the front, radiator, stairs to the first floor and door to -

## KITCHEN DINER

9'9" x 14'10"

Fitted wall mounted base and drawer units with additional eye level units in the dining area. Work surfaces and a sink and drainer unit, fitted oven and hob with extractor, plumbing and space for a washing machine and plumbing for a dishwasher, space for a fridge freezer. Upvc double glazed double doors onto the garden and a radiator.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM 1

9'8" x 8'10"

Upvc double glazed window and a radiator.



## EN SUITE

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

## BEDROOM 2

8'8" x 8'2"

Upvc double glazed window and a radiator.











### **BEDROOM 3**

8'1" x 5'10"

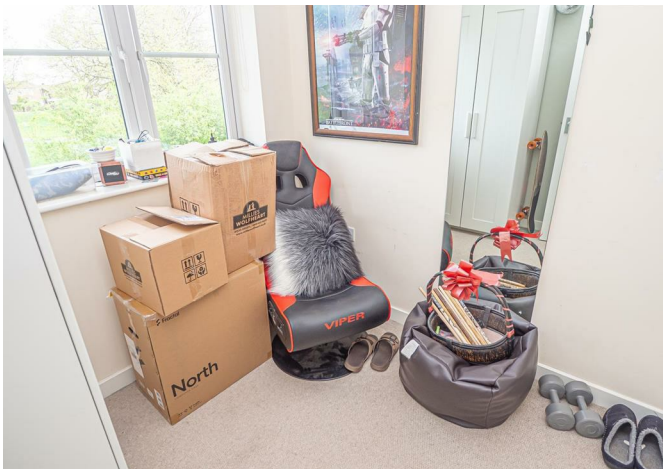
Upvc double glazed window and a radiator.

### **BATHROOM**

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

### **OUTSIDE**

Side drive down to the single garage with power and light and a side door into the garden. Gated access into the rear garden with paved and pebble seating areas. Timber cabin/workshop currently used as a music room but could be home office, gym or play room.

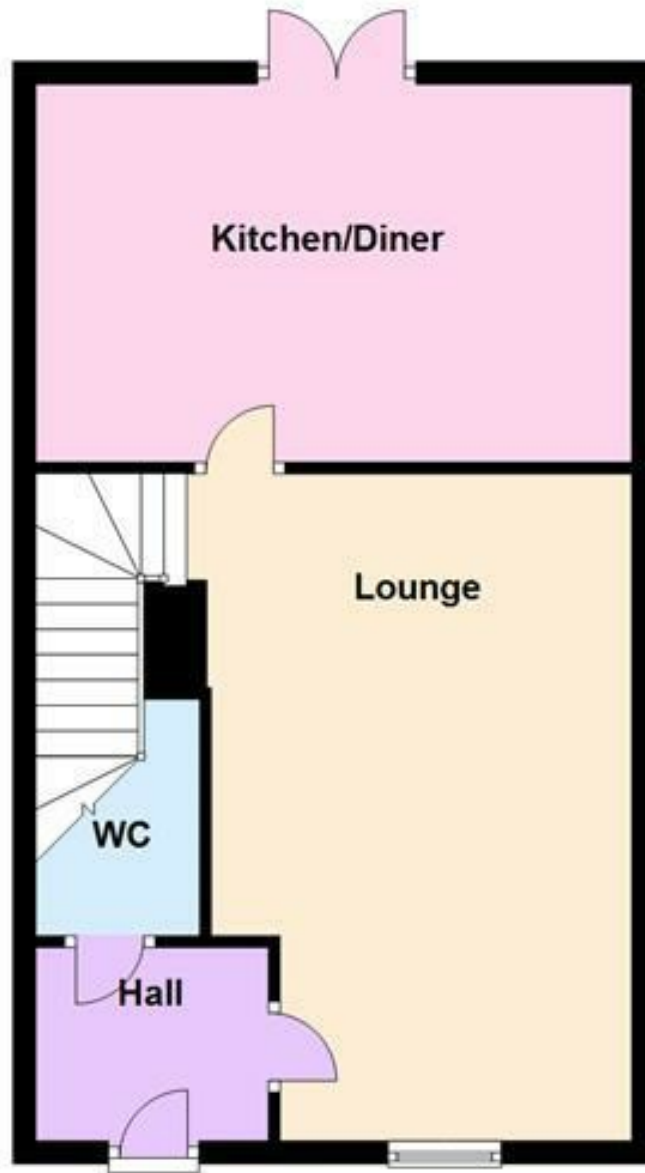






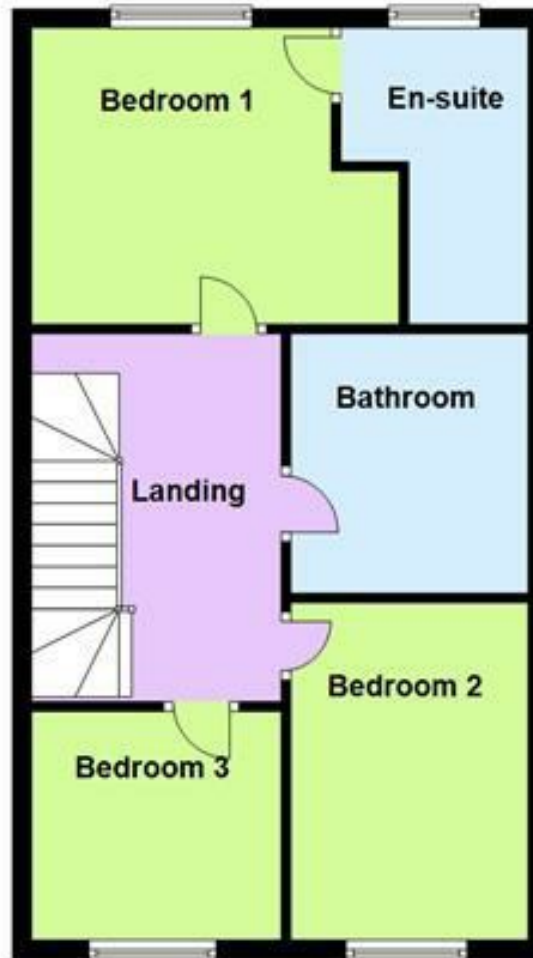


## Ground Floor

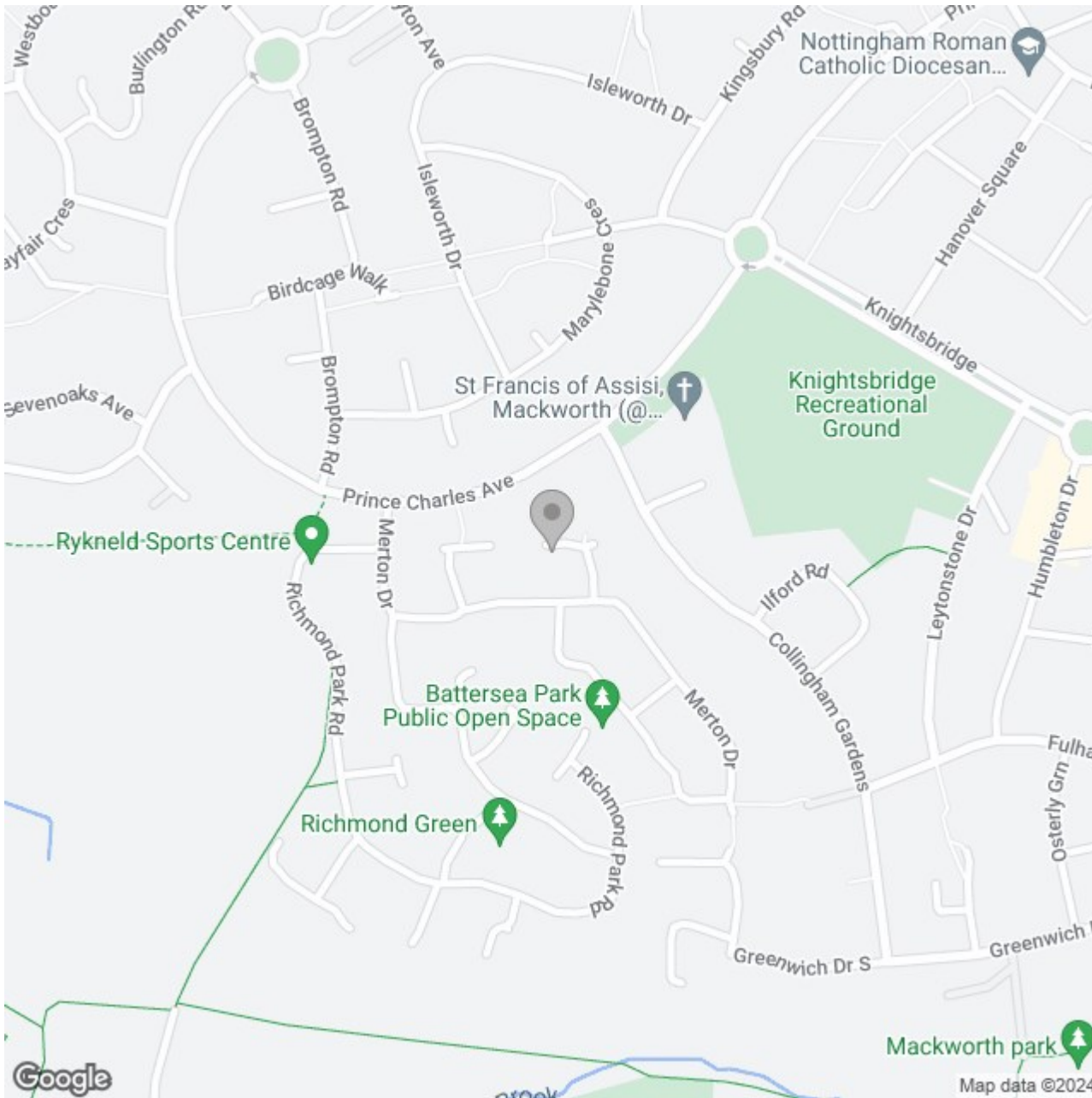


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

**First Floor**







### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>87</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>74</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<br>2002/91/EC |           |