







\*\*\*\* IMMACULATE DOUBLE  
FRONTED DETACHED PROPERTY  
\*\*\*\* SHOW HOME CONDITION  
THROUGHOUT \*\*\*\* Stunning three  
bedroom property on the Ramblers  
Gate development with an open  
green space to the side. In brief the  
property offers a hall with guest  
cloakroom, lounge, fitted dining  
kitchen with double doors onto the  
garden and a utility room. The first  
floor offers three bedrooms,  
master with fitted wardrobes and  
drawers and an ensuite shower  
room, plus a family bathroom.  
Enclosed walled garden, long side  
drive and a single garage.  
INTERNAL VIEWING IS HIGHLY  
RECOMMENDED.





## HALL

Entrance door into the hall with stairs to the first floor and doors to -

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## LOUNGE

17'10" x 10'4"

Two upvc double glazed windows and two radiators.

## KITCHEN DINER

17'10" x 10'2"

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven and a gas hob with extractor fan, integrated fridge freezer and a dishwasher. Two upvc double glazed windows and double doors onto the garden, radiator, and a doorway in to the utility room.

## UTILITY ROOM

Fitted units with work surface, plumbing and space for a washing machine and space for a tumble dryer. Radiator and an under stairs storage cupboard.

## FIRST FLOOR LANDING

Upvc double glazed window, radiator and airing cupboard.

## BEDROOM 1

14'2" x 13'3"

Fitted wardrobes and drawers, upvc double glazed window and radiator.



## EN SUITE

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

## BEDROOM 2

10'11" x 9'8"

Upvc double glazed window, radiator and storage cupboard.

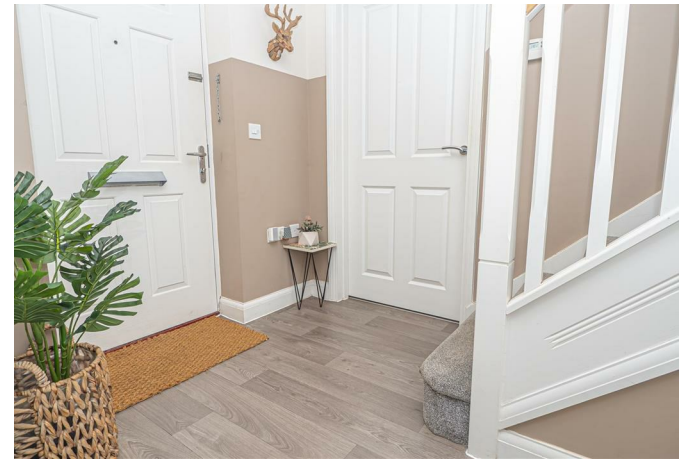
## BEDROOM 3

10'11" x 9'8"

Upvc double glazed window and radiator.











## BATHROOM

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

## OUTSIDE

Long side drive down to a single garage with up and over door. Enclosed rear garden with walled boundaries, lawn and paved patio.









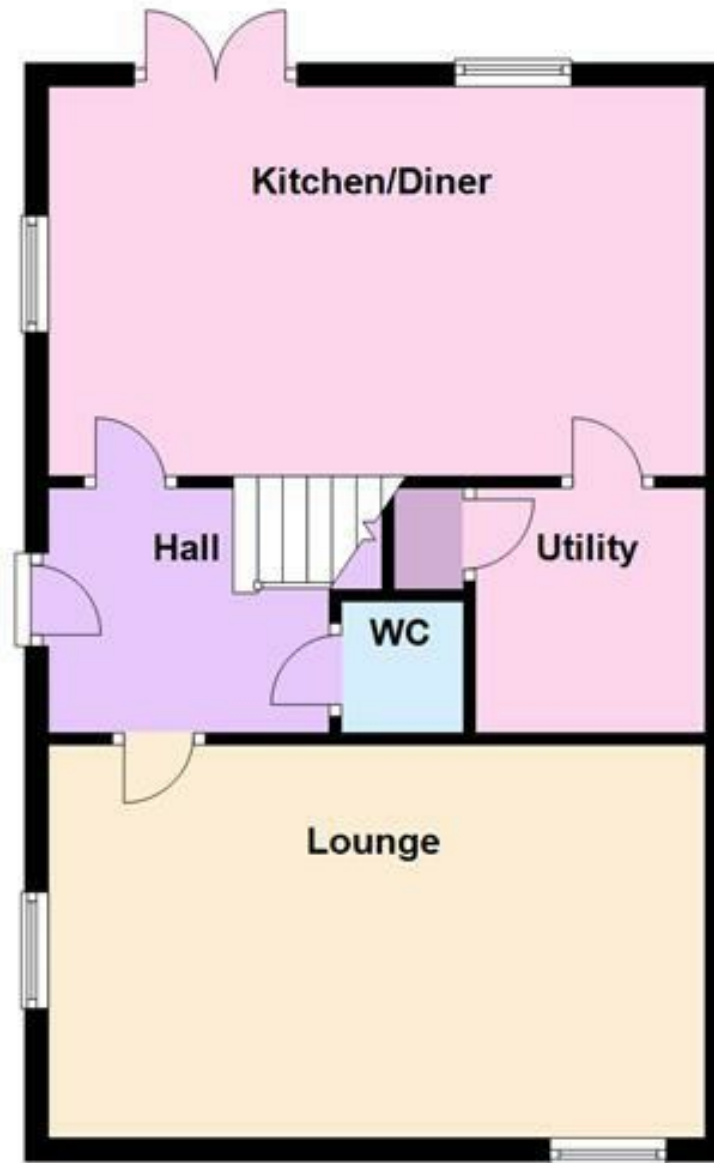








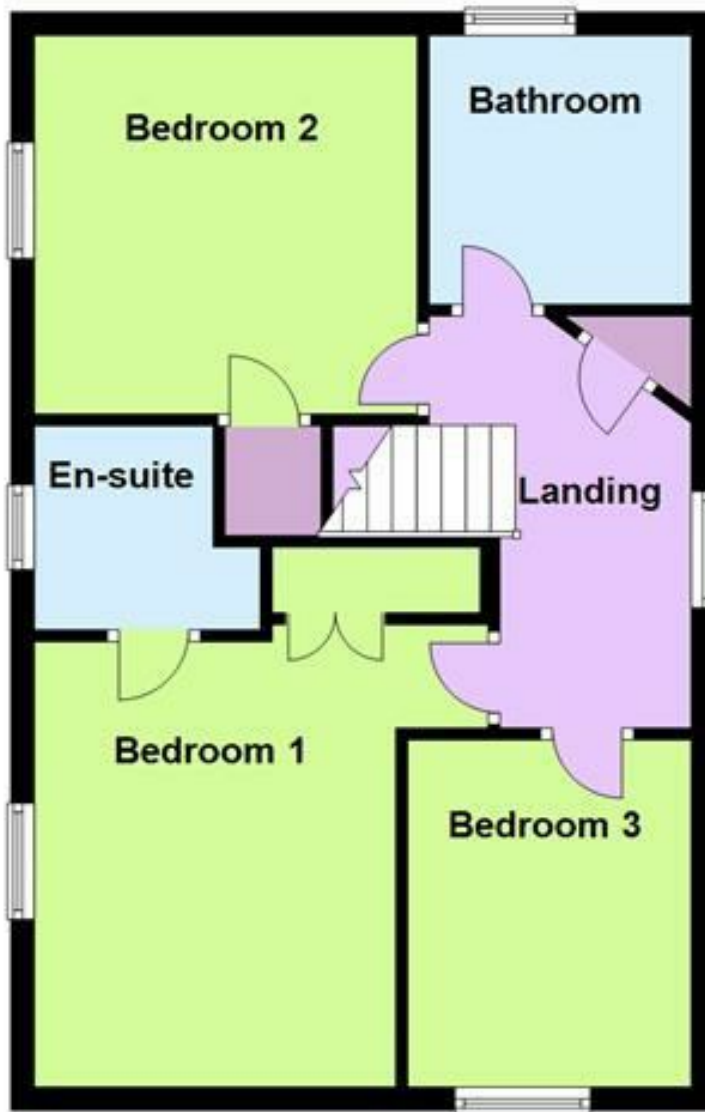
## Ground Floor



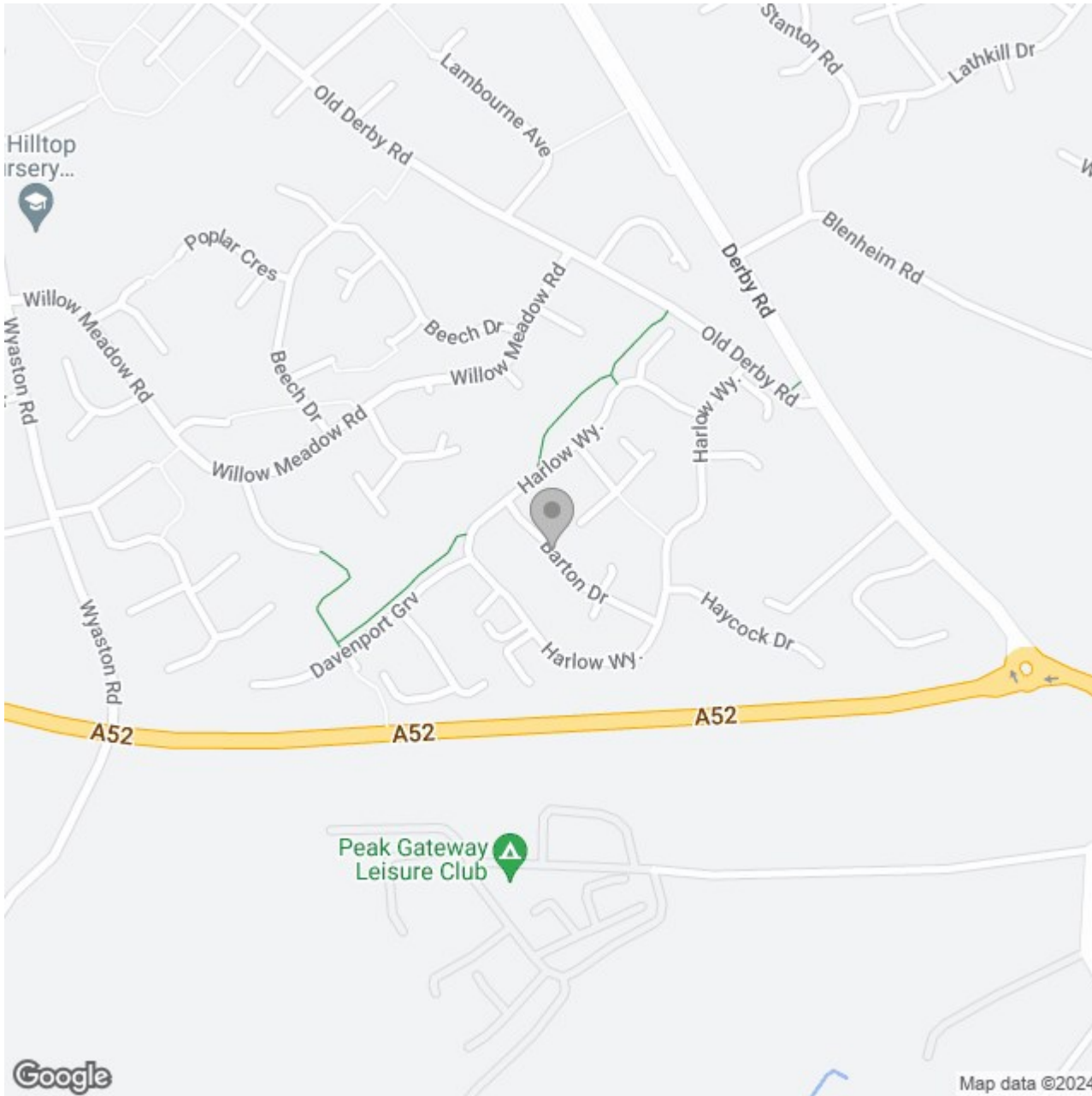
Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



# First Floor







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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	