





**\*\* EXTENDED AND MUCH IMPROVED SEMI DETACHED FAMILY HOME \*\***  
This property must be viewed to truly appreciate the space and accommodation on offer, with the home being extensively extended to side and rear the property now offers spacious entrance hall, lounge, dining room, extended modernised kitchen diner with fitted appliance, cloakroom, ground floor study/bedroom three and utility. To the first floor there are two double bedrooms with fitted wardrobes family bathroom and ensuite to master bedroom (formally bedroom three). Outside the home has block paved parking leading to outside storage and an enclosed low maintenance rear garden. Viewing is highly recommended, by appointment only.

 **ABODE**  
SALES & LETTINGS

### ENTRANCE HALLWAY

With composite door to front, stairs rising off to first floor accommodation, radiator and doors lead off to:

### LOUNGE

12.10 x 9.11

With bay window to front elevation, radiator and the focal point of the room being the modern styled fireplace with pebble and flame effect and opening to:

### DINING ROOM

10.9 x 8.6

With window to rear over looking the extended kitchen, radiator and door to:

### EXTENDED KITCHEN

18.7 max x 15.7 max (with min measurements of 6.8

Beautifully extended and modernised fully fitted kitchen with a range of eye and base level units and drawers, ceramic one and a half bowl sink and drainer built into Quartz worktops, integrated fridge freezer, microwave, oven hob and extractor. Breakfast bar and radiator, UPVC double window and door to rear elevation.

### CLOAKROOM

With a white suite comprising of low level WC and wash hand basin.

### STUDY / BEDROOM THREE

16.8 x 6.10

This versatile room can be used for multi functional purposes ideal for study or ground floor bedroom. Radiator and doors to utility and storage.



### UTILITY ROOM

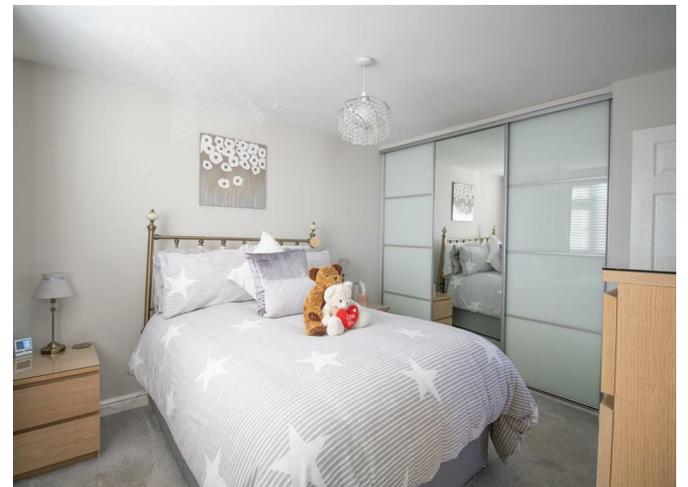
8.2 x 7.4

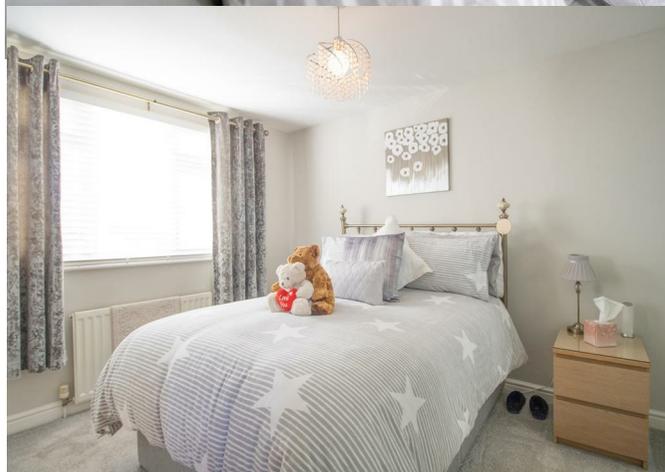
With UPVC double glazed window and door to rear, wall units, plumbing and appliance space for washing machine and tumble dryer and appliance space for fridge freezer.

### LANDING

With UPVC double glazed window to side elevation, airing cupboard and doors lead off too:







## MASTER BEDROOM

11.2 x 10.4 + wardrobe

With UPVC double glazed window to front elevation, triple fitted wardrobe with sliding mirrored doors and radiator.

## ENSUITE (FORMALLY BEDROOM THREE)

7.8 x 5.11

With UPVC double glazed window to front elevation, fitted with a three piece suite comprising double shower cubicle, low level WC and wash hand basin with complimentary tiled splashbacks and towel radiator.

## BEDROOM TWO

9.4 x 8.8 + wardrobe

With UPVC double glazed window to rear elevation, radiator and built in double wardrobe.

## FAMILY BATHROOM

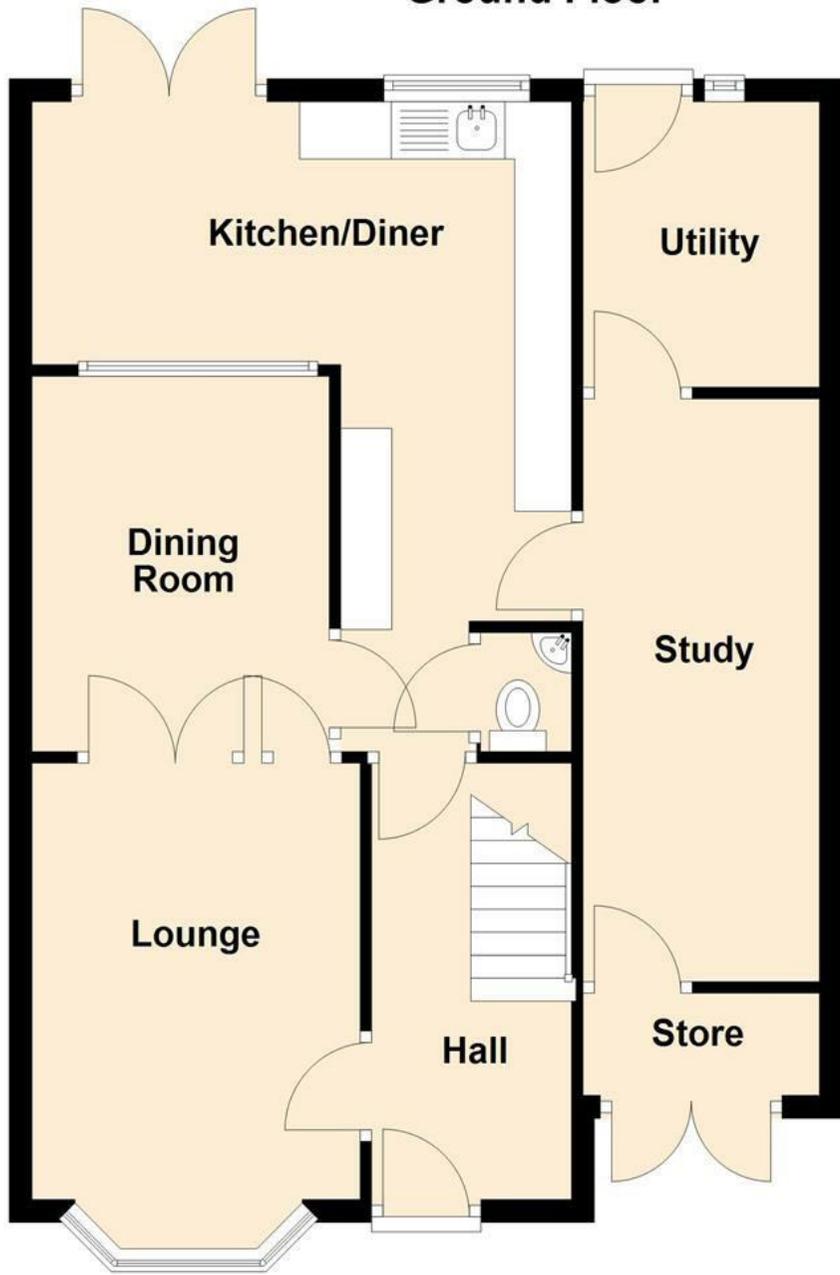
6.9 x 5.4

With UPVC double glazed window to rear elevation, fitted with a three piece suite comprising low level WC, wash hand basin and panelled bath with shower over and screen, complimentary tiled splashbacks and towel radiator.

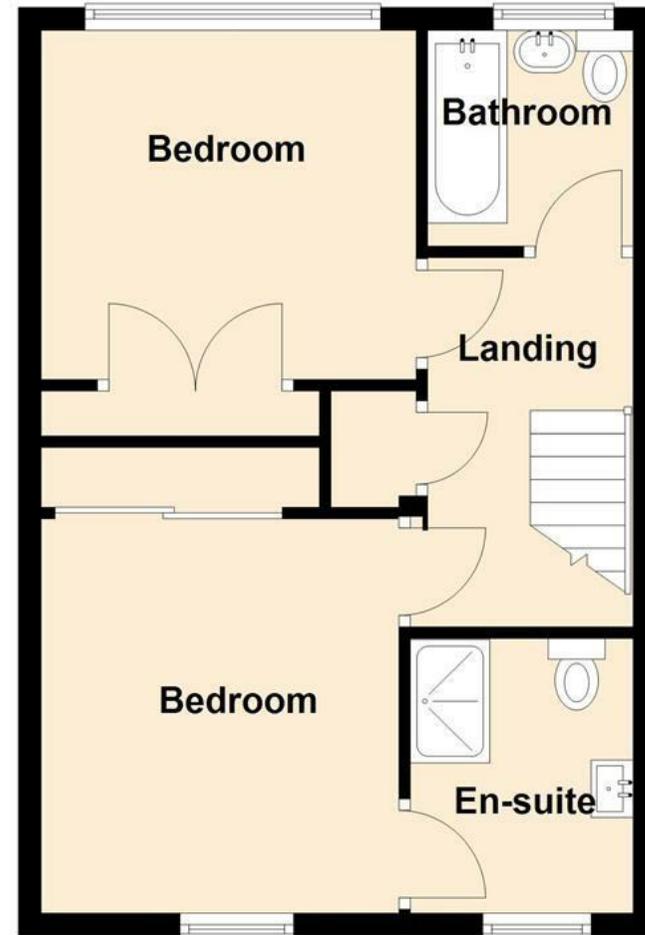
## OUTSIDE

The front of the property has a low maintenance block paved driveway providing off road parking for several vehicles and an enclosed low maintenance rear garden which has the benefit of artificial grass, raised railway sleeper beds and boards and sun patio area.

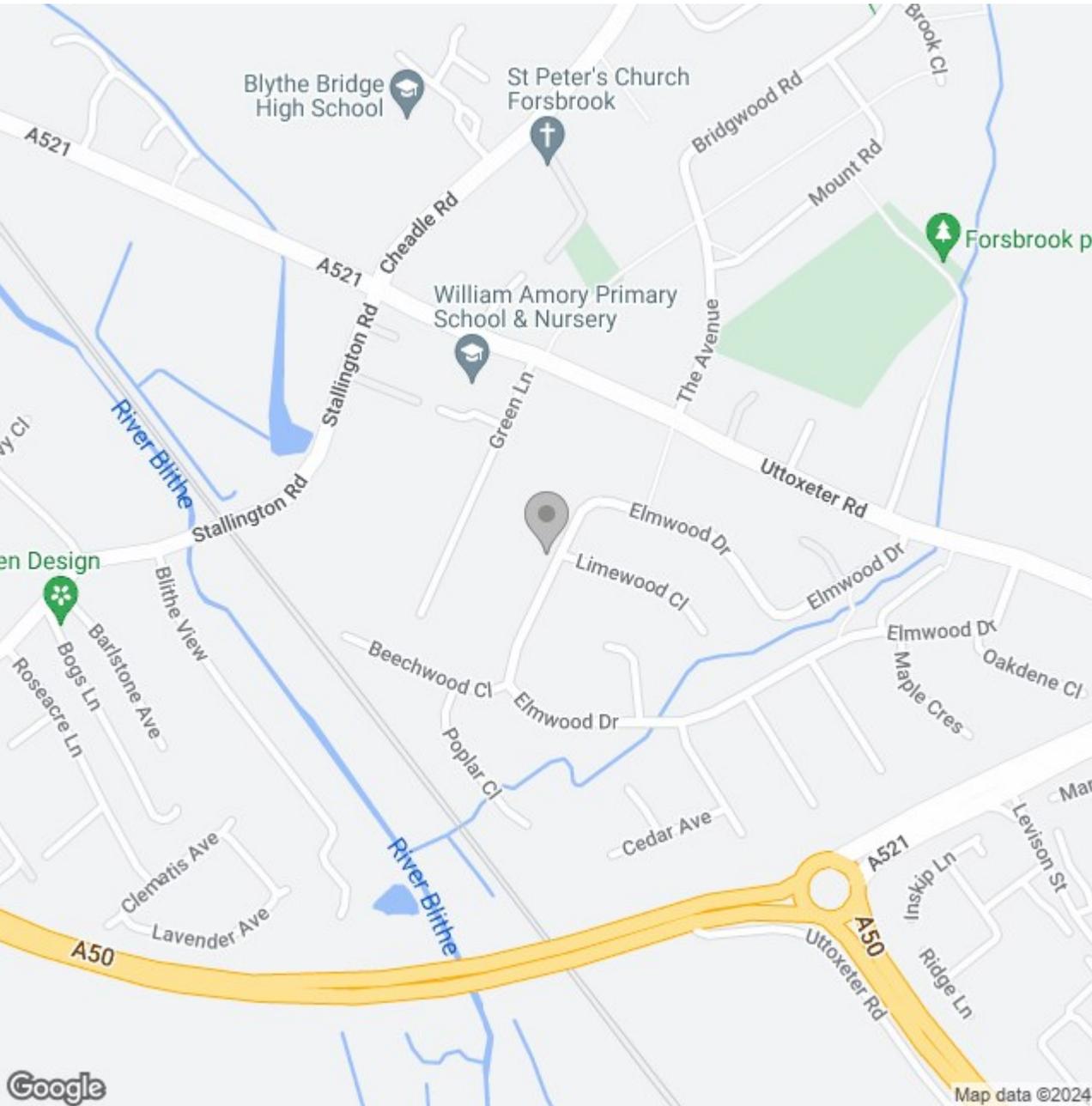
## Ground Floor



## First 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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</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	