







**\*\* SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME \*\* GARDEN ROOM \*\* GAS CENTRAL HEATING \*\* UPVC DOUBLE GLAZING \*\***

Nestled on a generous plot, this three-bedroom semi-detached residence offers a welcoming entrance, cozy lounge, well-equipped kitchen, dining room, ground floor outbuildings with ample storage/utility space, three bedrooms and a family bathroom. Outside, a front double width driveway ensures convenient off-road parking, while the large rear gardens boast lush lawns and inviting patio spaces.

Conveniently located for easy access to local amenities such as shops, schools, and leisure facilities, the property also enjoys swift connections to the A50 and major road networks.

Viewings are strictly by appointment and highly recommended to fully appreciate the quality of this home. Contact Abode Estate Agents to schedule your viewing.



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SALES & LETTINGS



### Hallway

With a double glazed composite from entry door leading into, UPVC double glazed window to the front elevation, electrical distribution board, central heating radiator, smoke alarm, internal doors lead to:

### Lounge

With a UPVC double glazed window to the rear elevation, focal point fireplace, TV aerial point and central heating radiator.

### Kitchen

With a UPVC double glazed window to the front elevation, the kitchen features range of matching base and eye level storage cupboard and drawers with preparation work surfaces and a range of integrated appliances including a stainless steel sink with mixer tap, four ring gas hob with grill and oven, plumbing space and free standard space for further white goods, in housing is the Worcester Bosch central heating gas boiler and a central heating radiator, useful stairs pantry cupboard with eye level shelving and UPVC double glazed window to the front elevation.

### Dining Room

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Landing

With a UPVC window to the front elevation, access into space via loft hatch and built-in air cupboard. Internal doors leading to;



### Bedroom One

With 2x UPVC double glazed windows to the rear elevation and central heating radiator

### Bedroom Two

With a UPVC double closed window to the rear elevation and central heating radiator

### Bedroom Three

With a UPVC double closed window to the front elevation and central heating radiator











## Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece bathroom suites comprising of low-level WC, floating wash hand basin with mixer tap and panel bath unit with electric shower over, tiling to wall coverings, heated towel radiator and extractor fan.

## Outside

Located to the rear of the plot is a detached outbuilding which is of concrete block construction, timber clad with a pitched roof and with UPVC double glazed French doors to the front elevation. The garden room features a multitude of purposes to a discerning buyer which could include outside home office, workspace or storeroom. Building has power supply, electrical sockets, LAN cabling for Internet connection and a log burning fireplace. Situated to the behind the garden room is a further storage area.

The garden itself is mainly lawn throughout with a paved pathway to the raised patio. with bordering soil beds. The garden is enclosed by timber fence panels with concrete posts. Located to the rear of the property is a large extended paved entertaining patio. The rear garden benefits from a south facing aspect allowing for all day sun.





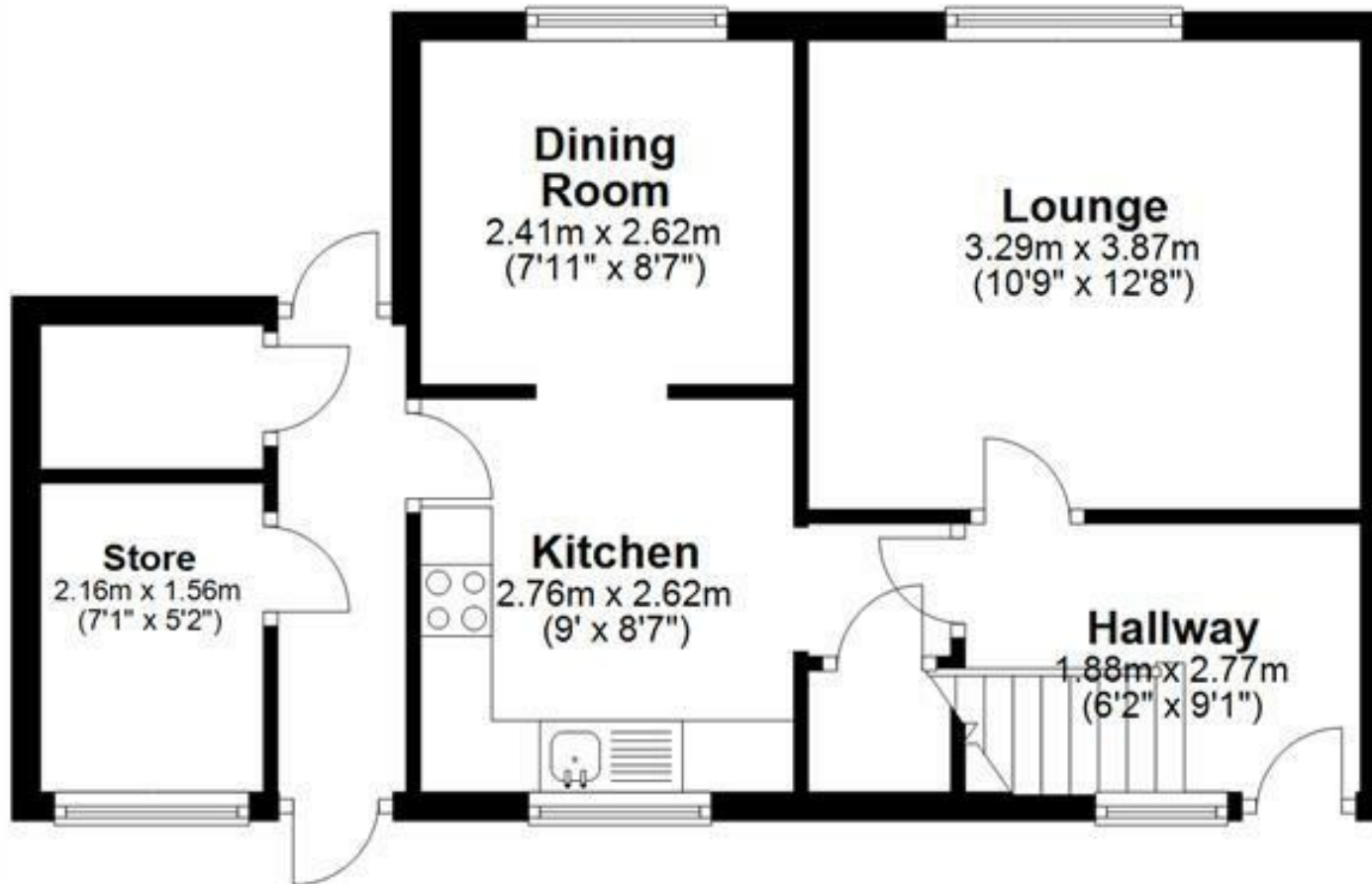








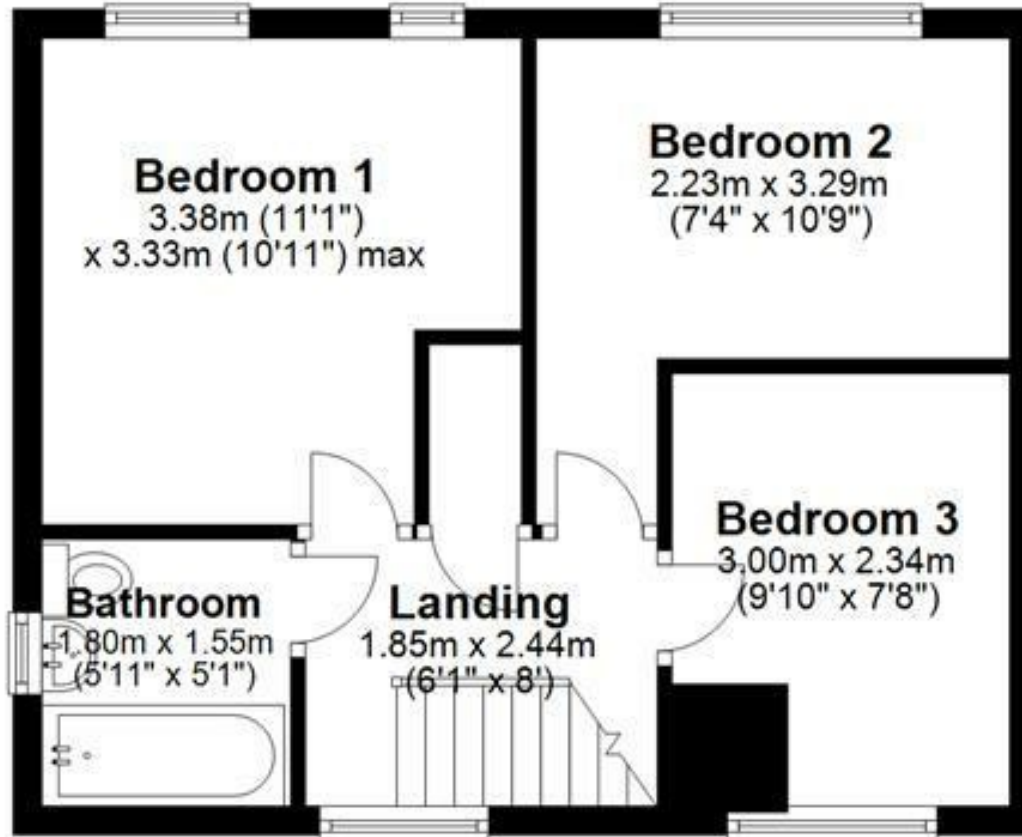
## Ground Floor



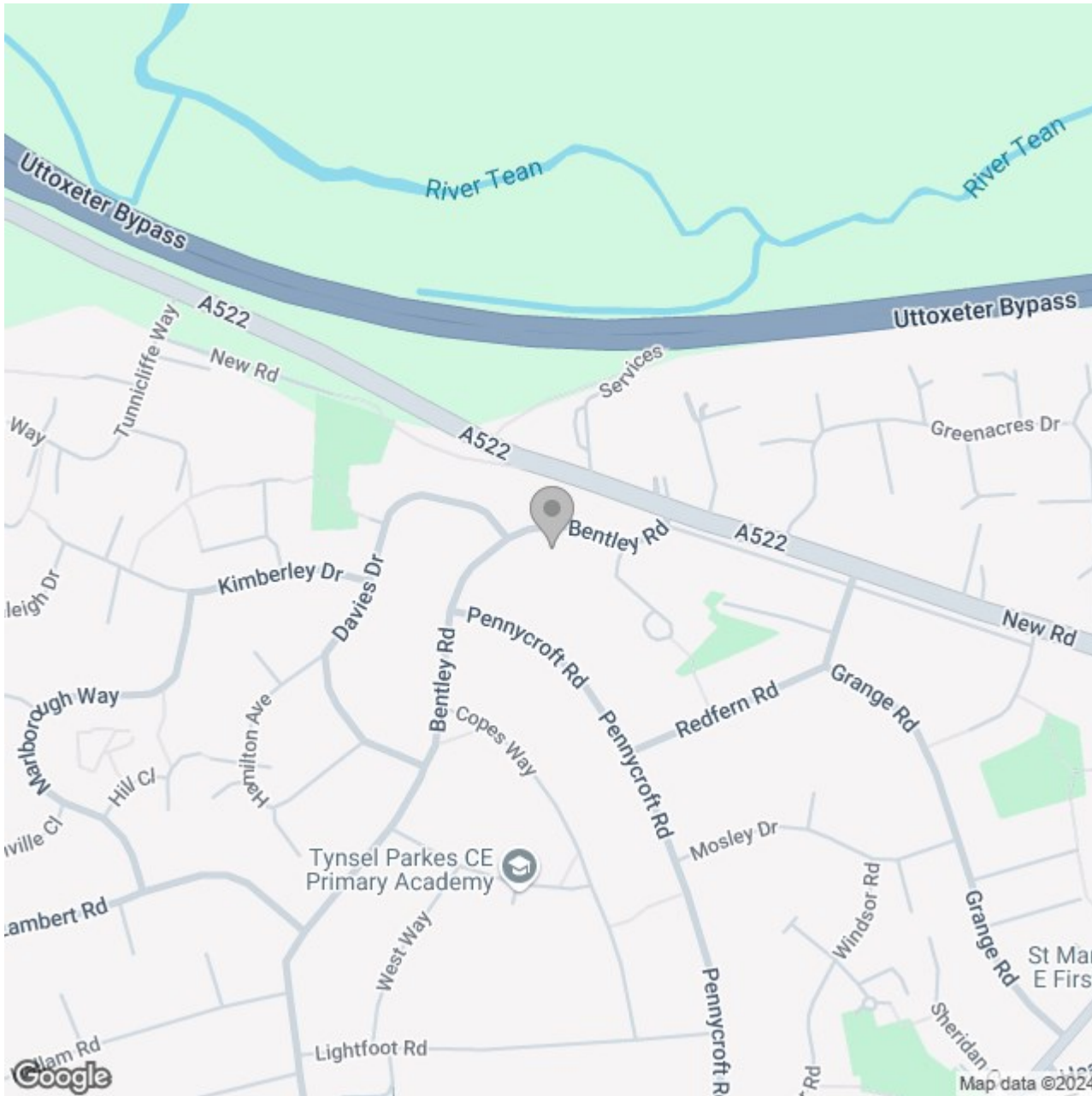
Please use as a guide to layout only. They are not intended to be to scale.  
Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



## First Floor







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</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	