





 **ABODE**
SALES & LETTINGS

****360 VIRTUAL TOUR**** Nestled within a sought-after modern development at the outskirts of Linton, overlooking the serene National Forest, lies this exquisite former exhibition house that exudes a countryside charm. Boasting a stunning interior, this residence is move-in ready, spanning three floors and offering ample space, ideal for a large family eager to explore the nearby rural surroundings. Situated in close proximity to schools catering to all age groups and conveniently positioned near the centres of Swadlincote, Burton-on-Trent, Tamworth, and Lichfield.



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Accommodation

Tucked away down a private drive serving only three properties, this home presents a double-width driveway at the front and a generously sized integral garage. Step through the front entrance door into a spacious reception hallway adorned with a striking mirror, a handy under stairs storage cupboard, and access to various rooms.

On the left, you'll find a charming reception room, versatile for use as a home office, TV lounge, or snug, offering delightful views to the front. Spanning the back of the house on the ground floor is a sizeable open-plan living/dining kitchen, featuring a spacious dining area with French doors opening onto the rear gardens. The well-equipped breakfast kitchen area boasts base and eye-level units, breakfast bar, integrated oven, hob, extractor, and dishwasher. Enjoy views to the rear from the window and access a useful utility room through a separate door. The ground floor is completed by a guest WC comprising a close-coupled WC and washbasin.

Ascend to the first floor via the landing, leading to further accommodation including a generously sized lounge, perfect for family gatherings, offering stunning views of the forest through three front-facing windows. Across the landing, the two luxuriously appointed bedrooms feature fitted wardrobes with mirrored glass doors and spotlights, both enjoying rear views. The first floor also houses a well-appointed family bathroom with a bath, separate shower cubicle, pedestal washbasin, and WC.



Head to the second floor to discover an exceptional master suite and two additional bedrooms. The master bedroom boasts a spacious double bedroom area with skylights, leading to a well-sized dressing room equipped with fitted wardrobes, culminating in a roomy en-suite with a shower cubicle, washbasin, and WC. Bedroom two serves as a sizeable double bedroom, currently utilised as a cozy library/reading nook, while bedroom three offers a comfortable single space with fitted wardrobes along one wall, serving as handy storage or a bedroom/home office.



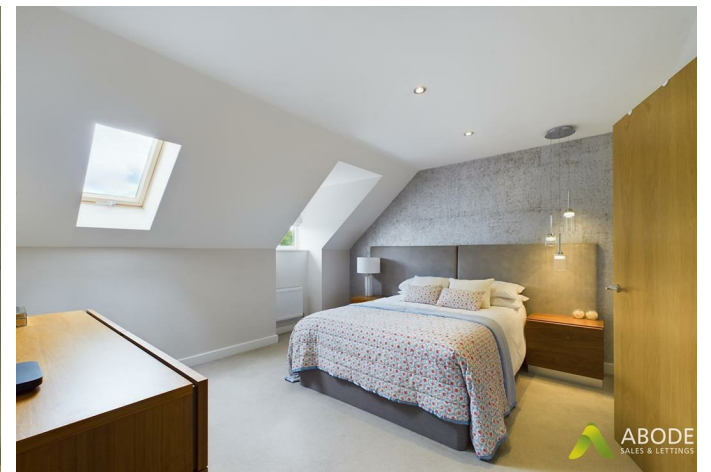
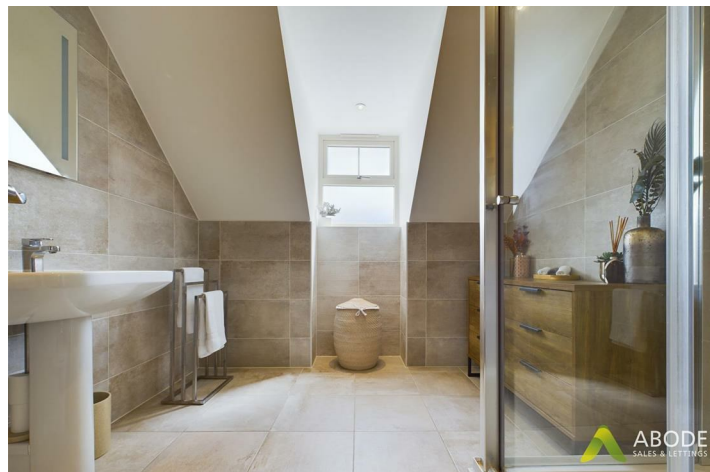
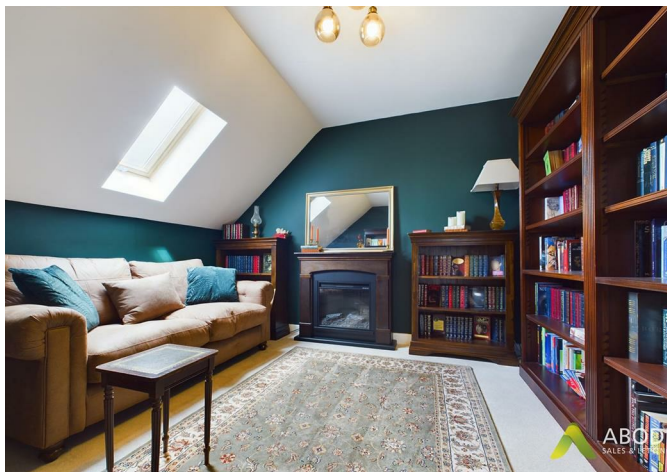




Outdoors, the property flaunts landscaped gardens with a paved terrace, lush borders, and side entrance through a gate.

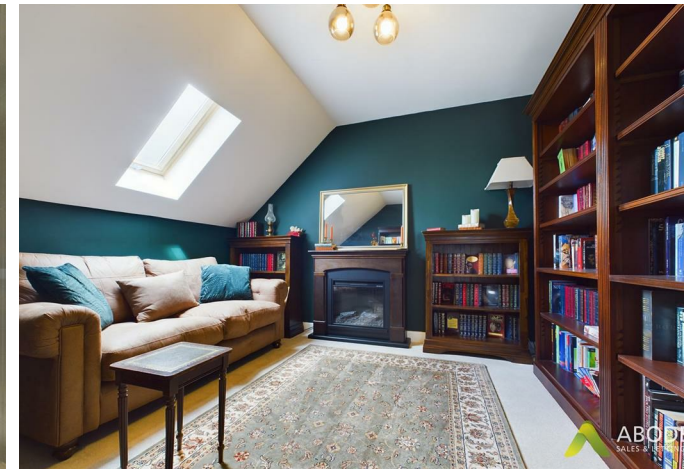
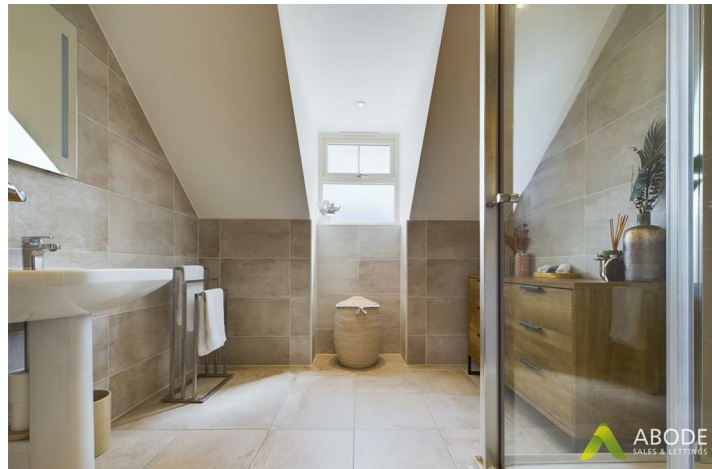
Prospective buyers should take note of the estate management fee of £19 per month.





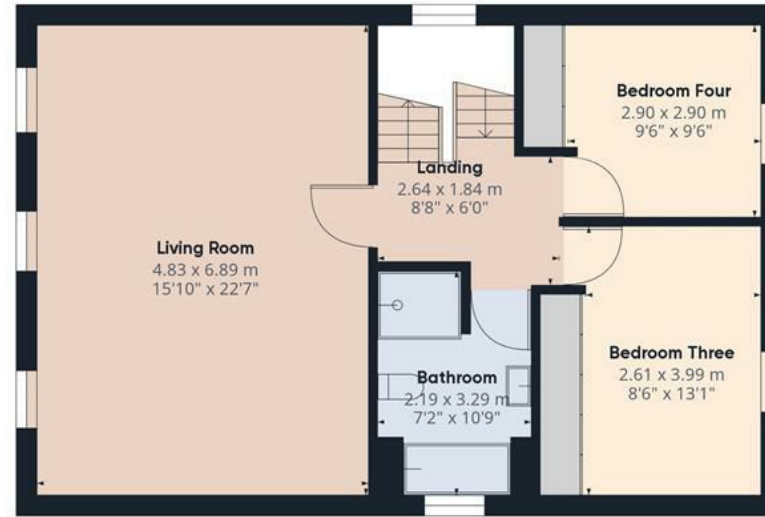








Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

195.11 m²
2100.16 ft²

Reduced headroom

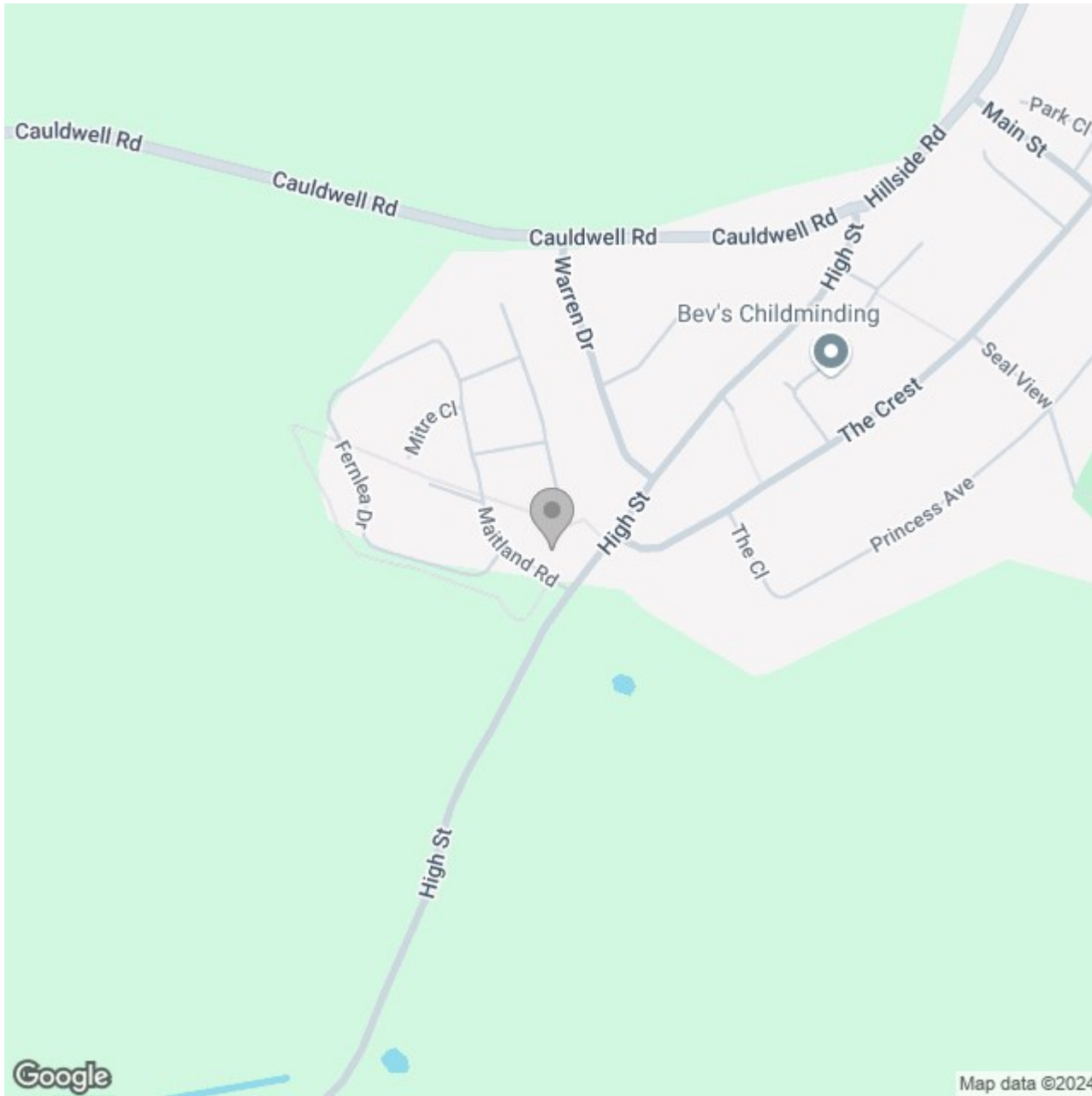
3.64 m²
39.19 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	