





**** THREE BEDROOM DETACHED ** NO CHAIN **
LANDSCAPED GARDENS ****

Experience village living at its finest with this wonderful detached home. Situated in the heart of a historic village, this property boasts a desirable slightly elevated position, with an established front driveway that sets it back from the road. As you step inside, you'll be greeted by a welcoming Entrance Hallway, leading to a Lounge that features a charming gas fireplace as a focal point. The kitchen/diner has an abundance of potential leading to a UPVC conservatory. To the first floor are three bedrooms with a three piece family shower room. The home comes with the added benefits of uPVC double glazing and gas central heating. And don't forget the attractive rear garden, having been landscaped to create a tiered space of patio, lawn and seating area perfect for outdoor entertaining or peaceful relaxation.

Viewing are strictly by appointment only and can be arranged by contacting Abode Estate Agents.



Hallway

With a UPVC double glazed front entry door leading into, staircase rising to the first floor landing, panelled flooring throughout, door entry leads to:

Lounge

With a UPVC double glazed bay window to the front elevation, central heating radiator, panelled flooring throughout, the focal point of the room being the bio fuel fireplace with an oak timber mantle, TV aerial point, useful under stairs storage cupboard, door entry leads to:

Kitchen/Diner

With UPVC double glazed windows to the rear and side elevations, the kitchen features a range of matching base and eye level storage cupboards and drawers with wood block effect drop edge preparation work surfaces, integrated appliances including stainless steel sink and drainer with mixer tap, freestanding four ring electric hob with oven and grill, plumbing space for further freestanding and undercounter white goods, central heating radiator, consumer unit, and central heating Worcester Bosch gas boiler, UPVC double glazed frosted entry door leads to:

Conservatory

With UPVC double glazed windows to rear and side elevations, UPVC double glazed door leading to the rear.

Landing

With smoke alarm, access into the loft space, via loft hatch, door entries lead to:



Bedroom One

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

Bedroom Two

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

Bedroom Three

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







Shower Room

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite, comprising of low-level WC, pedestal wash hand basin, double shower cubicle with PVC panelling to wall coverings, glass screen and central heating radiator.

Outside

The tiered rear garden has a lower level having a block paved patio area and raised retaining rockery with a further hardstanding base with paved patio. Raised to the top garden with a gravelled area housing a useful timber built garden storage shed. A further storage shed is situated on the middle level. The Garden is enclosed by timber fence panels and concrete posts throughout.



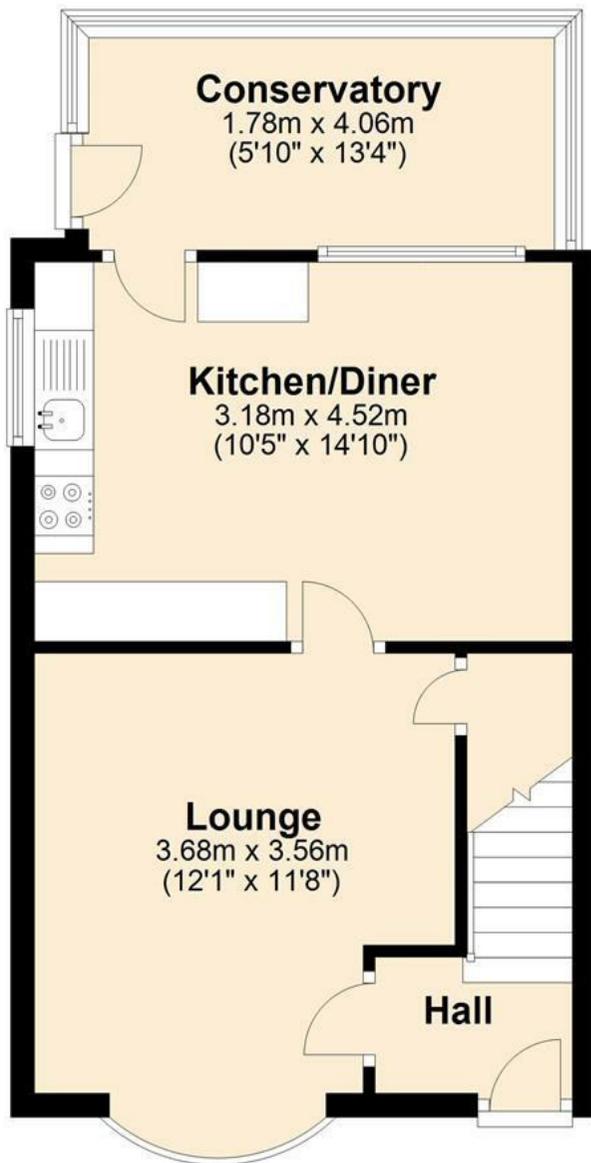


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

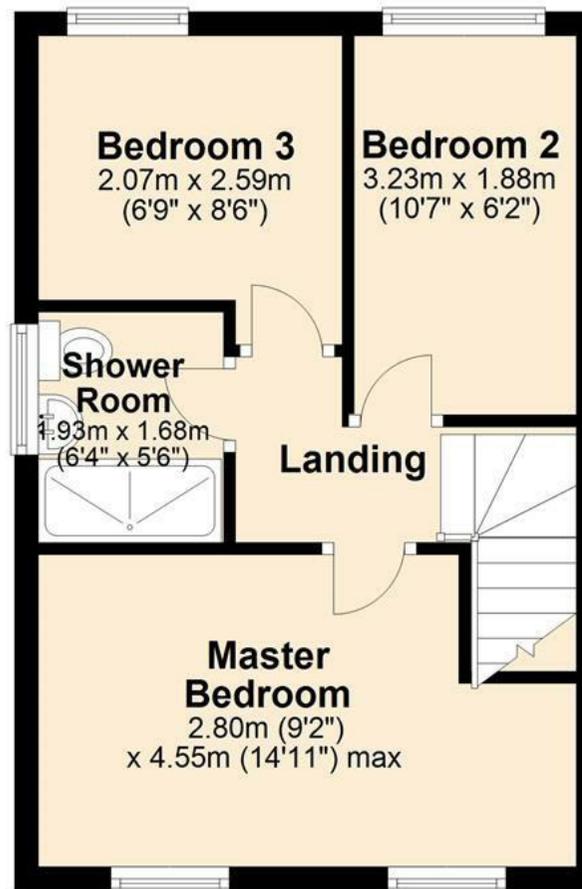
Ground Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.0 sq. feet)



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.

