





\*\*\*\* EXTENDED SEMI DETACHED PROPERTY WITH FIELDS TO THE REAR AND COUNTRYSIDE VIEWS TO THE FRONT \*\*\*\* This is a great opportunity to purchase a traditional property in a highly regarded location. In brief the property offers a hall, lounge, fitted dining kitchen, utility room and a guest cloakroom. Three first floor bedrooms and a good size bathroom. Front and rear gardens and off road parking.



**ABODE**  
SALES & LETTINGS

## HALL

Entrance door into the hall with stairs to the first floor, radiator, upvc double glazed window and a storage cupboard.

## LOUNGE

12'8 x 10'11

Upvc double glazed window to the front, radiator and a feature fireplace with log burner.

## DINING KITCHEN

20'4 x 10'11

Fitted units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, space for a fridge freezer, radiator and a upvc double glazed window.

## UTILITY ROOM

7'10 x 5'5

Fitted units with work surfaces and a sink and drainer unit, plumbing and space for a washing machine and a space for a tumble dryer, upvc double glazed window and open through to the lobby.

## REAR LOBBY

Door to the garden and a door to the cloakroom.

## CLOAKROOM

Low flush wc and upvc double glazed window.

## FIRST FLOOR LANDING

Upvc double glazed window and doors to -



## BEDROOM 1

15'1 x 9'8

Upvc double glazed window and a radiator.

## BEDROOM 2

11'10 x 10'10

Upvc double glazed window and a radiator.







### BEDROOM 3

7'8 x 6'9

Upvc double glazed window and a radiator.

### BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, two upvc double glazed windows and a chrome ladder style radiator.

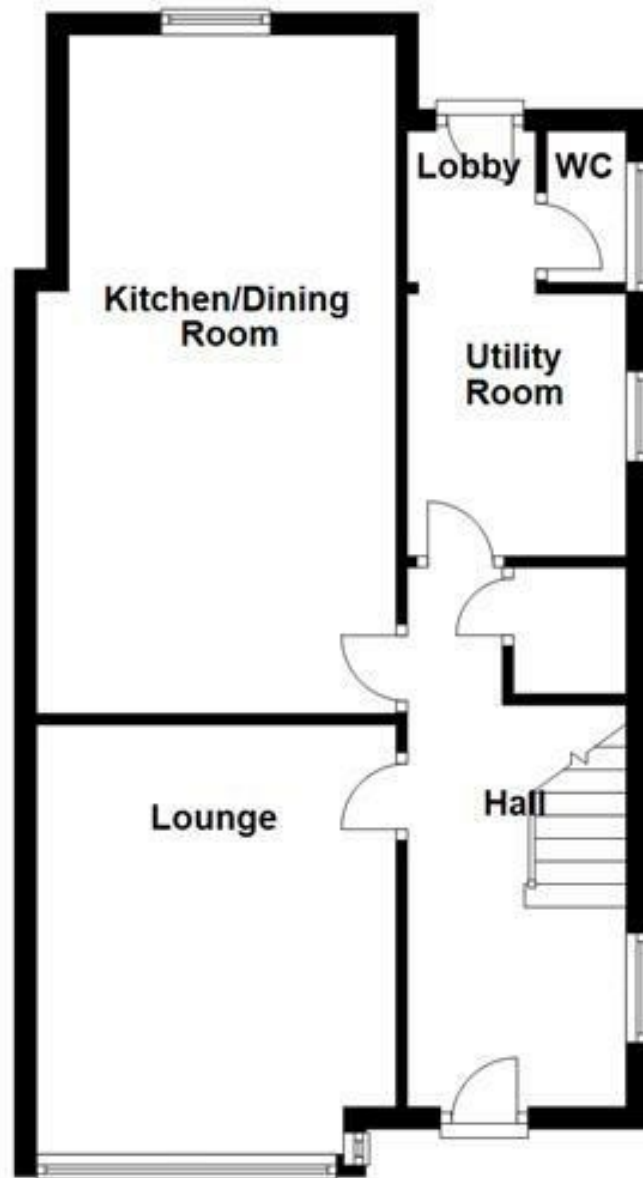
### OUTSIDE

Front pebbled garden and a long drive. Gated access to the rear garden with a paved patio, lawn, views over the fields and a brick outbuilding.





## 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**

