





A traditional 3-bedroom semi-detached family home, offering a blend of space and character, perfect for growing families or first-time buyers.

Step inside to find:

Two spacious reception rooms, ideal for both relaxing and entertaining

A well-appointed kitchen with ample storage and workspace

Convenient ground floor bathroom alongside a separate shower room for added functionality

Outside, the property boasts an enclosed rear garden, providing a private and peaceful outdoor space.

Offered with no upward chain



 **ABODE**
SALES & LETTINGS

MEASUREMENTS

Lounge

13.5 x 11.2

Dining Room

13.4 x 11.9

Kitchen

12.3 x 8.8

Bathroom

9.1 x 6.5

Master Bedroom

12.4 x 11.1

Bedroom Two

12.1 x 10.4

Bedroom Three

10.6 (plus wardrobes) x 9.2

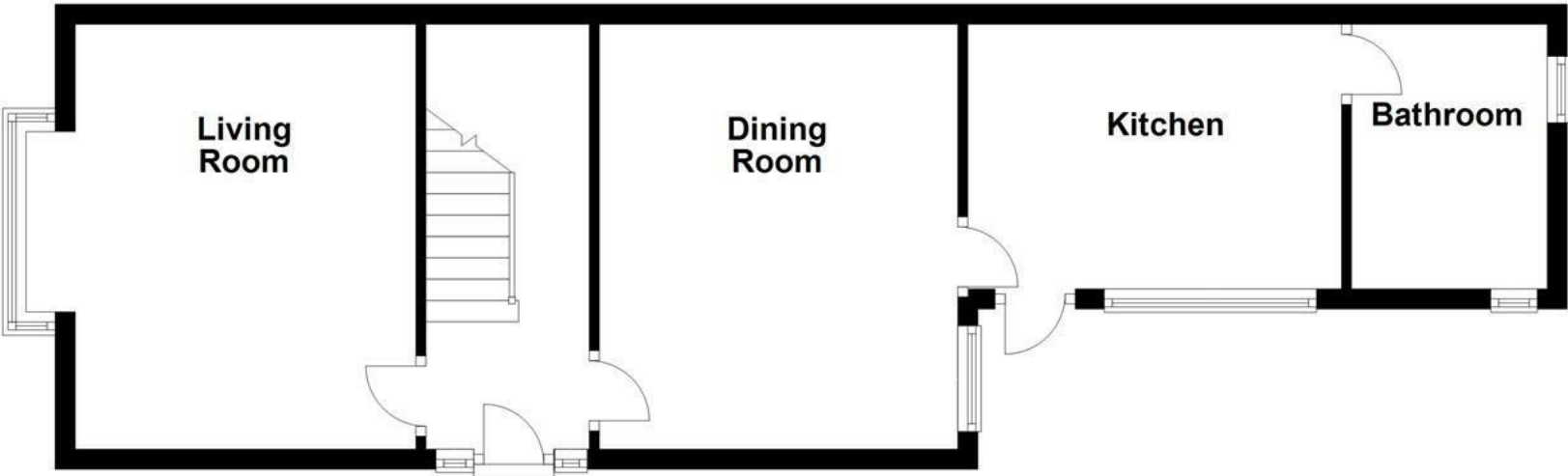
Shower Room

5.5 x 5.8

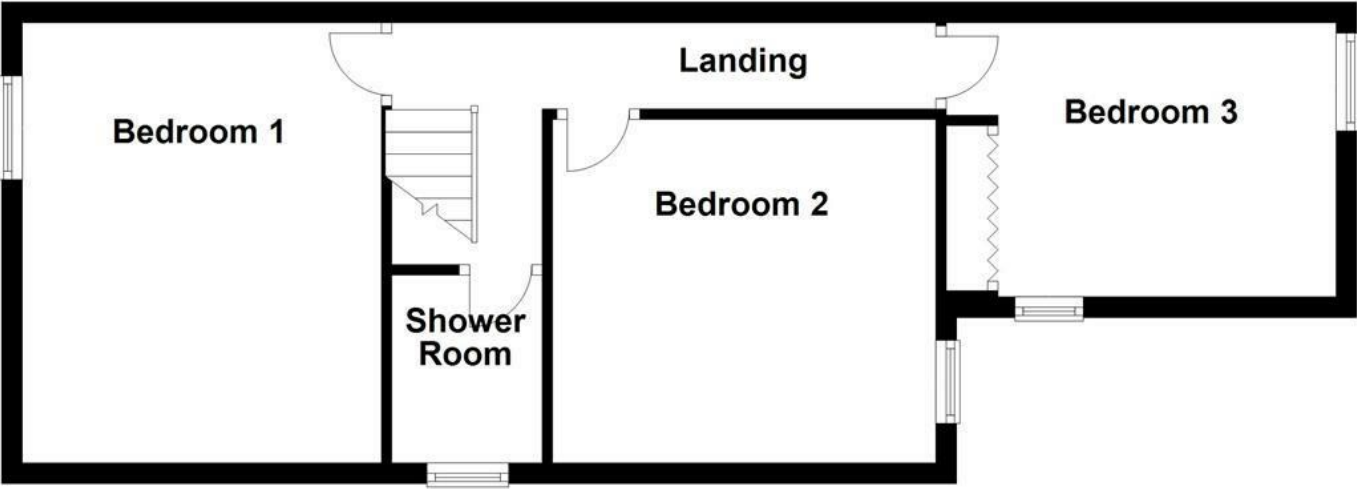




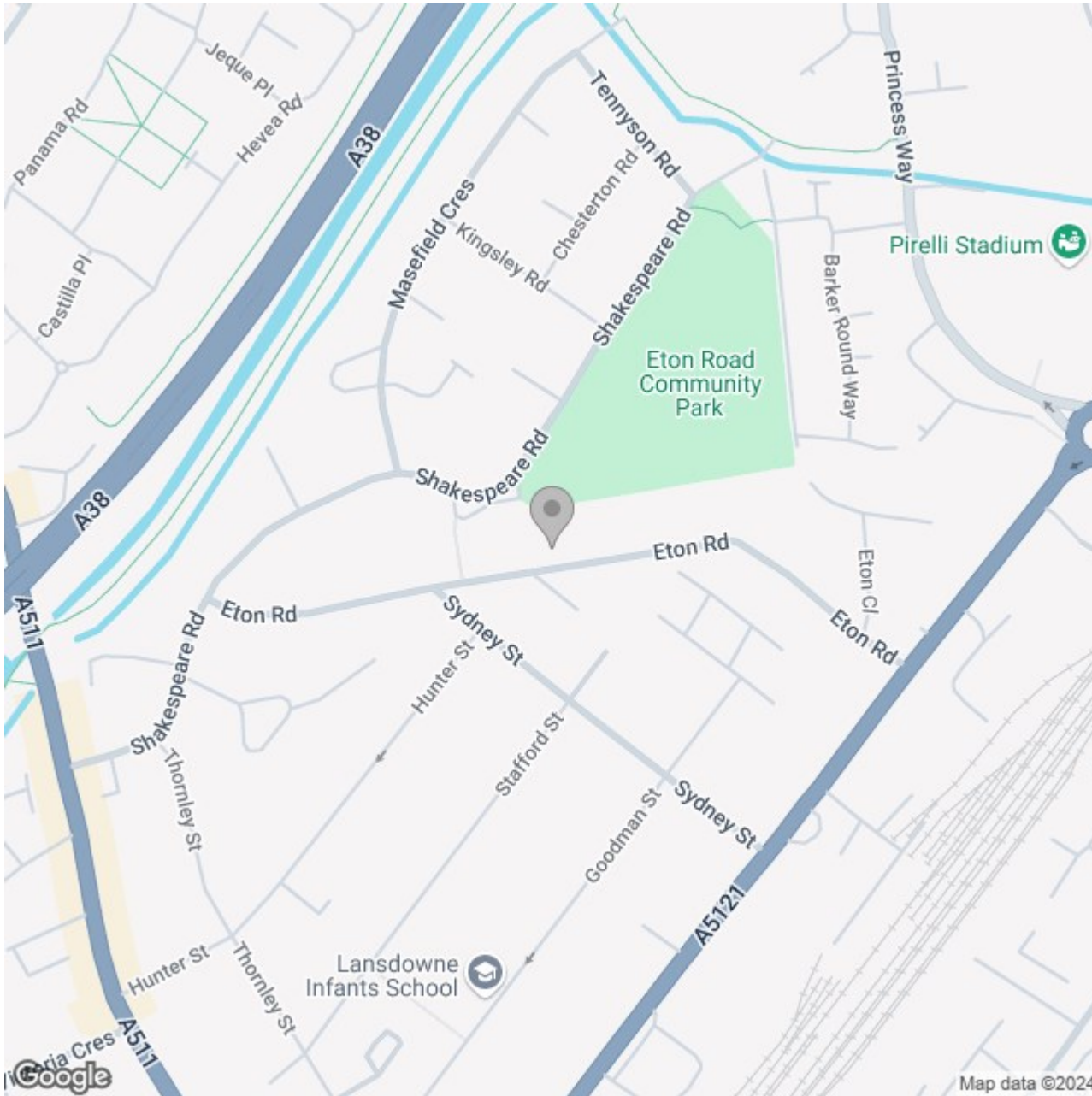
Ground Floor



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) A		
(81-91) B		
(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	