



7 Beaufort Close, Burbage, LE10 2LF
£485,000



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A really well presented four bedroom detached home with double garage, located at the end of a small Close overlooking a green area in the ever sought after village of Burbage. The accommodation offers a Reception Hall, Downstairs w.c, Lounge with feature fireplace, Dining Room, attractive refitted modern Breakfast Kitchen and Utility Room. To the first floor there is a Landing, Master Bedroom with Ensuite, Three further bedrooms and a Family Bathroom. Outside the house has a double width driveway for ample off road parking leading to a Double Garage, and front, side and rear gardens. Gas central heating and UPVC double glazing. In an ideal location for surrounding commuter routes.

Council Tax Band E.

Reception Hall

14'11 x 6'4 overall (4.55m x 1.93m overall)

With a UPVC door to the front elevation, radiator, and doors to the living rooms, w.c., and breakfast kitchen.

Downstairs WC

Having a modern two piece white suite comprising a wash hand basin set in a vanity unit, and low level w.c., with a tiled floor, heated towel rail, and a double glazed window to the front elevation.

Breakfast Kitchen

11'2 x 10'5 (3.40m x 3.18m)

Having been refitted with an excellent range of hand built gloss fronted wall and base level units and drawers with Corian working surfaces and splashboards, and then a contrasting glass splashback. Built in NEFF appliances including electric double oven and hob with a cooker hood over and an integrated dishwasher. There is Amtico flooring, a contemporary style vertical anthracite radiator, and UPVC double glazed window to the front aspect.

Utility Room

11'9 x 5'4 (3.58m x 1.63m)

With a matching range of hand built wall and base units again with Corian work surfaces over. Again with Amtico floor, Integrated double fridge and freezer, central heating boiler, a radiator, a UPVC door to the side out into the gardens, and a UPVC double glazed window to the rear.

Lounge

18'10 x 11'10 (5.74m x 3.61m)

UPVC double glazed window and twin UPVC french doors to the rear into the garden, having a focal point gas fire set in a marble fireplace, TV aerial point, two radiators, and access through to the Dining Room.





Dining Room

11'8 x 10'4 (3.56m x 3.15m)

UPVC double glazed window to the rear elevation, and radiator.

Landing

14'6 x 2'10 (4.42m x 0.86m)

With access off to :

Master Bedroom

14'8 to rear of robes x 10'4 (4.47m to rear of robes x 3.15m)

Two UPVC double glazed windows to the front elevation, a range of fitted wardrobes set along one wall, and radiator.



Ensuite

6'5 x 5'4 (1.96m x 1.63m)

Having a three piece white suite comprising a wash hand basin set in a vanity unit with a LED illuminated mirror above, low level w.c., and a rainfall and hand held shower in a shower cubicle. With fully tiled walls and Amtico flooring, a heated towel rail, and UPVC double glazed window to the side elevation.

Bedroom Two

12'0 x 8'4 overall (3.66m x 2.54m overall)

UPVC double glazed window to the rear elevation, and radiator.



Bedroom Three

10'4 x 8'4 (3.15m x 2.54m)

UPVC double glazed window to the front elevation, radiator and built in wardrobe/store.

Bedroom Four

8'9 x 8'3 (2.67m x 2.51m)

UPVC double glazed window to the rear elevation, and radiator.

Bathroom

9'6 x 6'2 (2.90m x 1.88m)

Refitted with a stylish three piece white suite comprising a bath with shower and screen over, a wash hand basin set in a vanity unit, and low level w.c.. There is a chrome heated towel rail, airing cupboard, tiling and splashbacks, and UPVC double glazed window to the rear elevation.

Double Garage

With two up and over doors, power and lighting.

Outside



