



MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

EARLY VIEWING ESSENTIAL. Located within the popular area of Burbage is this modern **DETACHED FAMILY HOME** benefitting from **EXTENDED AND RE-MODELLED ACCOMMODATION** comprising; porch, living room, dining room, fitted breakfast kitchen, utility, garden room, **FOUR BEDROOMS** (master with en-suite) and family bathroom. Externally there is **AMPLE DRIVEWAY PARKING** together with a delightful landscaped garden with seating areas and enclosed boundaries.

This modern DETACHED FAMILY HOME benefits from EXTENDED AND RE-MODELLED ACCOMMODATION and is located within the popular area of Burbage. The property comprises: porch, living room, dining room, fitted breakfast kitchen, utility, garden room, FOUR BEDROOMS (master with en-suite) and family bathroom. Externally there is AMPLE DRIVEWAY PARKING together with a delightful landscaped garden with seating areas and enclosed boundaries. VIEWING ESSENTIAL.

ENTRANCE PORCH

Double glazed entrance door, two double glazed windows, tiled flooring.

LIVING ROOM

16'6 x 13'4 maximum (5.03m x 4.06m maximum)
Double glazed window, stairs to first floor, fireplace with limestone surround, living flame gas fire and granite effect hearth, radiator, opening onto;



DINING ROOM

12'9 x 11'8 (3.89m x 3.56m)
Radiator, glazed double doors leading to the garden room.

GARDEN ROOM

11'7x 10'6 (3.53mx 3.20m)
A pleasant room with electric wall heater, double glazed windows to three sides, double glazed French doors leading to garden, wood effect flooring.



FITTED BREAKFAST KITCHEN

17'1 x 12'4 (5.21m x 3.76m)
Fitted with a range of wall and base mounted units with granite work surfaces over and matching returns, one and a half bowl single drainer sink unit with mixer tap, fitted dishwasher, fitted double oven with five ring gas hob and extractor above, island unit with granite work top and breakfast bar area, larder cupboard with power point, double glazed window, double glazed stable door, wood effect flooring with underfloor heating, door leading to;



UTILITY ROOM

8'8 x 7'7 (2.64m x 2.31m)
(formerly forming part of the garage - created in conjunction with an extension from the original kitchen) roller shutter door to front, wall and base mounted units with work surfaces over, space for washing machine, freezer and tumble dryer, wall mounted central heating boiler.

FIRST FLOOR LANDING

A spacious landing with airing cupboard, radiator and access to roof void.

BEDROOM ONE

13'8 x 10'5 (4.17m x 3.18m)
Double glazed window, radiator, door to;



EN-SUITE

Double shower cubicle with shower fittings, enclosed cistern

WC, vanity wash hand basin, heated towel rail, tiled walls, tiled flooring, frosted double glazed window.



BEDROOM TWO

14'10 x 8'9 (4.52m x 2.67m)
Double glazed window, radiator.



BEDROOM THREE

10'5 x 7'9 (3.18m x 2.36m)
Double glazed window with open views, radiator.



BEDROOM FOUR

11'0 x 7'9 (3.35m x 2.36m)
Double glazed window with open views, radiator.

BATHROOM

Panelled bath with shower fittings over, low level WC, vanity wash hand basin, heated towel rail, tiled flooring, tiled walls, frosted double glazed window.



EXTERNALLY

To the front of the house there is a good sized block paved driveway allowing ample off road parking for several vehicles, there is also a patio with bin store and gated access to the rear.

The rear garden is delightfully landscaped with several seating areas, raised borders and enclosed boundaries with an OPEN ASPECT TO THE REAR.

