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# 1 Westminster Drive

, Burbage, LE10 2HA

Offers In The Region Of £425,000



An impressive, tastefully decorated, four /five bedroomed family detached house occupying corner commanding position in sought after location. The property has been maintained to a high standard and has the additional benefits of PVCu double glazing, gas fired central heating (condensing boiler), Victorian conservatory, modern kitchen, bedroom 1 with en-suite shower and double width driveway for up to four cars.

located in a popular and sought after location close to all local amenities. The property is accessible for commuting to all major road links such as the M69, M1, M6 and A5.

Viewing highly recommended.

NO CHAIN.



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**Canopy porch. 4'9" x 3'4" (1.45 x 1.02)**

With outside light point.

**Reception hall. 15'7" x 6'5" max (4.75 x 1.96 max )**

Easy tread staircase with spindle balustrade leading the first floor, radiator, dado rail, under stairs cupboard off, PVCu double glazed door, obscure PVCu double glazed side window, room stat and wood laminate flooring.

**Family room/ bedroom 5 (front). 16'7" x 7'10" (5.07 x 2.40)**

Wooden laminate floor, coving, down lights to ceiling, radiator, PVCu double glazed window and wall mounted fan assisted condensing regular (Vaillant Eco Tec Plus 630RI) gas fired boiler.

**Spacious lounge (front). 16'5" x 10'7" (5.01 x 3.24)**

Feature open hearth live gas fire in attractive surround with raised stone hearth, radiator, PVCu double glazed window, two wall light points and wood laminate flooring.

**Modern breakfast kitchen / dining Room (rear). 21'8" x 10'0" (6.61 x 3.07)**

Modern 'shaker style' kitchen with stainless steel sink unit, range of attractive base and wall units( 7 base inclusive of pan drawers and 4 wall) finished in matt grey, associated quartz composite work surfaces, integral breakfast bar, split level induction hob, electric (fan assisted) oven and grill, extractor hood (ducted), fitted dishwasher, ceramic tiled floor, laminate flooring to dining room area, anodised aluminium double glazed patio doors, PVCu double glazed window.

**Utility room (side) 6'1" x 5'1" (1.86 x 1.57)**

Obscure UPVC double glazed door, ceramic tiled floor, stainless steel sink unit, range of base and wall units (1 base unit and 3 wall), associated work surfaces, tumble dryer vent and plumbing for washing machine.

**Guest cloakroom 4'9" x 4'0" (1.46 x 1.23)**

Obscure UPVC double glazed side window, wash hand basin, low flush w.c, radiator, ceramic tiled floor and ceramic wall tiling.

**Victorian Conservatory (rear) 9'5" (max) x 8'2" (max) (2.88 (max) x 2.49 (max))**

Ceramic tiled floor, multi-pitched double glazed poly-carbonate roof, twin UPVC double glazed French doors, UPVC double glazed window, ceiling light / fan and two wall light points.

**First floor landing 10'9" (max) x 9'5" (max). (3.28 (max) x 2.88 (max).)**

Roof void access leading top partially board roof void via retractable aluminium ladder and airing cupboard off.

**Bedroom 1 (front) 15'7" x 11'2" (4.76 x 3.41)**

Double wardrobe, fitted cupboard, PVCu double glazed window and radiator.

**En-suite shower (front) 7'1" max 2'11" min x 5'10" (2.18 max 0.91 min x 1.80)**

Fitted shower cubicle with plumbed shower and screen, pedestal wash hand basin, low flush w.c, obscure UPVC double glazed window, chrome ladder style radiator, extractor fan and laminate floor.

**Bedroom 2 (front) 14'2" x 11'7" (4.32 x 3.55)**

PVCu double glazed window, radiator and fitted double wardrobe.

**Bedroom 3 (rear) 11'6" x 7'7" (3.50 x 2.32)**

PVCu double glazed window, double wardrobe and radiator.

**Bedroom 4 (rear) 11'3" x 7'10" (3.45 x 2.39)**

Having central heating radiator, UPVC double glazed picture window, fitted double wardrobe.

**Modern bathroom 7'10" x 5'11" (2.39 x 1.81)**

Full suite in white, panel bath with mixer shower and rainfall shower head, pedestal wash hand basin in vanity unit with 2 base doors, low flush w.c, radiator, down lights to ceiling, ceramic wall tiling extractor fan, porcelain tiled floor and shaver point.

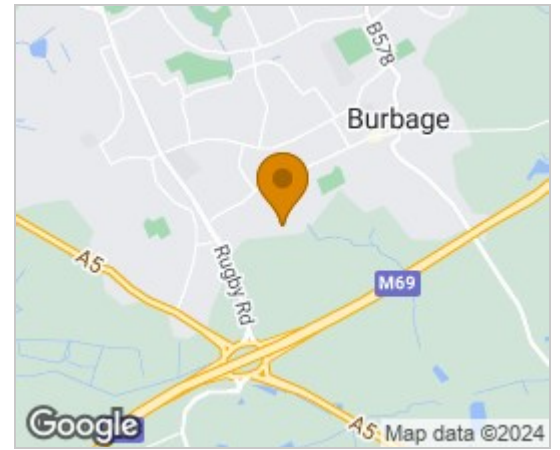
**Outside**

Having enclosed picturesque rear garden with paved patio, water tap, security light, water tap, garden shed,.

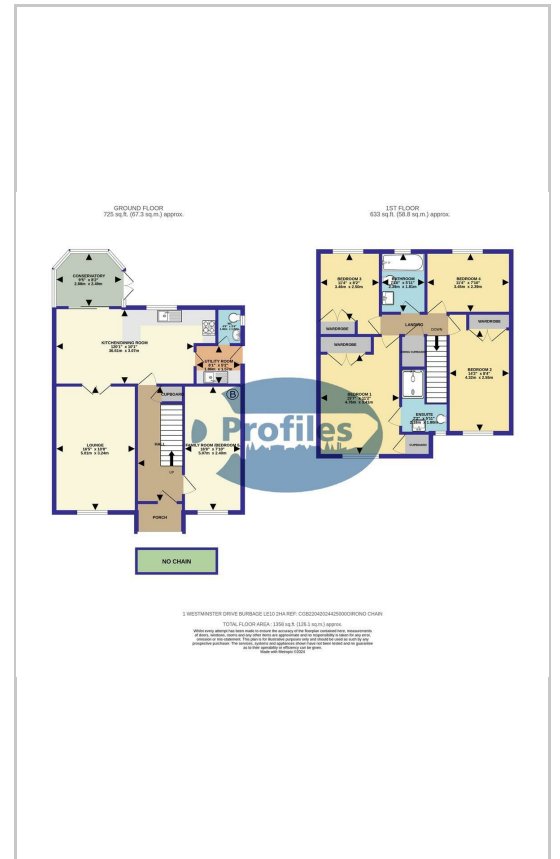
Front garden, side gated access, double width block paved driveway and parking for up to four cars.

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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

