



Profiles Estate Agents

# 7 Passchendaele Drive

, Burbage, LE10 2FP

Price Guide £440,000



An immaculately presented, show standard, 4 bedroom, 2 bathroom, extended family detached house, maintained to the highest standard. The property was constructed, in 2019 by the reputable Redrow Homes in the 'Marrow Plus' design and has the remainder period of the usual NHBC guarantee or 'New Build' warranty period. The property has the additional benefits of gas central heating (condensing boiler), PVCu double glazing, luxurious fully fitted 'shaker style' breakfast kitchen, open plan extended family room with vaulted ceiling, attractive lounge, separate dining room, guest cloakroom, utility room, bedroom 1 with en-suite shower, modern bathroom with mixer shower, shutter blinds, fitted wardrobes, water meter, intruder alarm, double width driveway, low maintenance rear garden, EV point, PVCu fascia and soffit boards etc.

The property forms part a newly established modern housing estate and is located in one of Burbage's most sought after semi rural locations. The property is within reasonable distance of all local amenities, whilst being within commuting distance of all major road links such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.

Price guide £440,000 - £450,000



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**Recessed porch. 4'10" x 3'7" (1.48 x 1.10)**

**Reception hall. 9'6" x 5'8". (2.91 x 1.75.)**

Spindled balustrade staircase, radiator, attractive wall panelling and obscure leaded double glazed composite door.

**Spacious dining room (front). 18'4" x 9'8". (5.61 x 2.96.)**

PVCu double glazed window, radiator, Amtico floor, attractive wall cupboards with concealed lighting, base units, smoke alarm and downlights to the ceiling.

**Attractive lounge (front). 9'6" x 5'8". (2.91 x 1.75.)**

PVCu double glazed window, radiator, attractive wall panelling and coving.

**Utility room (rear). 10'1" x 5'7". (3.09 x 1.71.)**

Stainless steel sink unit, range of base and wall units ( 1 base and 4 wall) finished in 'dove grey', contrasting quartz work surface, obscure PVCu double glazed door, PVCu double glazed windows, radiator, plumbing for a washing machine, and understairs cupboard.

**Guest cloakroom (rear). 5'6" x 3'4". (1.69 x 1.02.)**

Obscure PVCu double glazed window, karndean floor, corner wash hand basin, low flush wc, ceramic wall tiling, radiator and ceramic wall tiling.

**Luxury 'shaker style' breakfast kitchen. 15'4" x 11'2". (4.68 x 3.42.)**

1 1/2 bowl sink unit, range of attractive base and wall units ( 7 base and 11 wall), finished in dove gray with concealed lighting, with contrasting quartz work surfaces, split level gas hob, double electric (fan assisted) ovens, integral microwave/ combi oven, extractor hood (ducted), fitted dishwasher, attractive wall panelling, radiator, centre island with integral breakfast bar with pan drawers and base cupboards, Amtico floor, quartz work surfaces,

**Extended family room with vaulted ceiling. 15'4" x 11'2", (4.68 x 3.42,)**

PVCu double glazed bi-folding doors, radiator, karndean floor, vaulted ceiling with downlights and twin double glazed velux roof lights.

**First floor landing. 14'4" (max) x 9'10",75'5" (max). (4.37 (max) x 3,23 (max).)**

Airing cupboard, smoke alarm, radiator and attractive wall panelling.

**Bedroom 1 (front). 17'7" (max) x 11'2" (max).. (5.36 (max) x 3.42 (max)..)**

PVCu double glazed window, radiator, fitted luxury wardrobes with full length mirrored doors and wall panelling.

**En-suite shower (front). 6'9" x 5'1". (2.07 x 1.56.)**

Suite in white, fitted shower cubicle with chrome mixer shower and glazed doors, circular wash hand basin in vanity unit with 2 base drawers finished in 'high gloss' white, chrome ladder style radiator, extractor fan, obscure PVCu double glazed window, downlights to the ceiling, and shaver point.

**Bedroom 2 (front). 10'6" x 10'5". (3.21 x 3.20.)**

Fitted luxury triple wardrobes, PVCu double glazed window and radiator.

**Bedroom 3 (rear). 11'0" x 10'7" (rear) (3.37 x 3.23 (rear))**

PVCu double glazed window, radiator, fitted luxury wardrobes and attractive wall panelling.

**Bedroom 4 (rear). 10'3" x 8'7" (min). (3.13 x 2.64 (min).)**

PVCu double glazed window, radiator and fitted luxury triple wardrobes.

**Luxury modern bathroom (side). 7'3" x 6'7". (2.22 x 2.02.)**

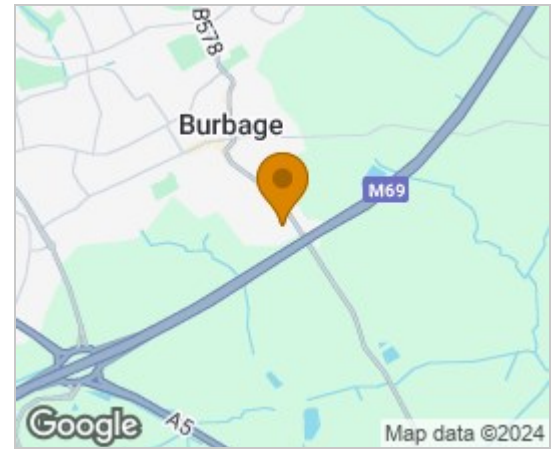
Full suite in white, panel bath with chrome mixer shower with a glazed screen, low flush wc, circular wash hand basin in vanity unit with 2 base drawers finished in high gloss' white, obscure PVCu double glazed window, chrome ladder style radiator, ceramic wall tiling, downlights to the ceiling and extractor fan.

**Outside.**

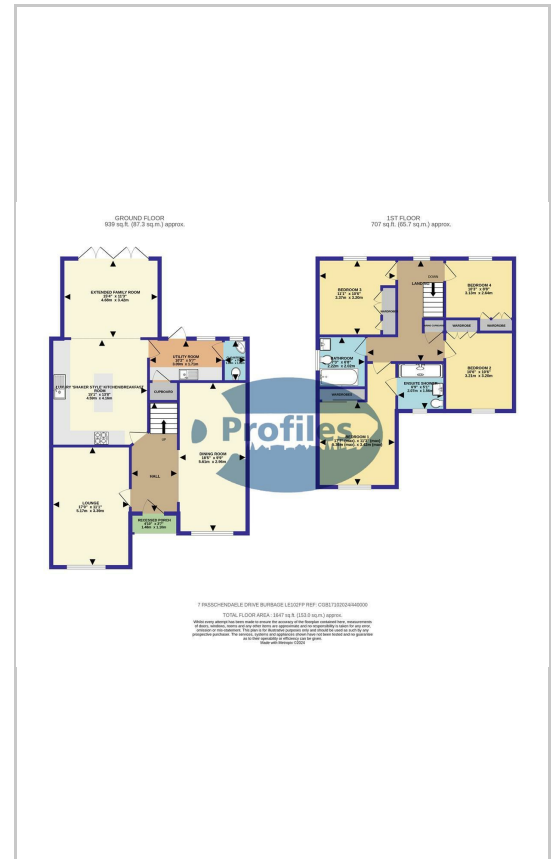
Front garden with double width tarmacadam with parking for two cars, lawn and side gated ad access.

Enclosed low maintenance rear garden, with decking, artificial lawn and outside light.

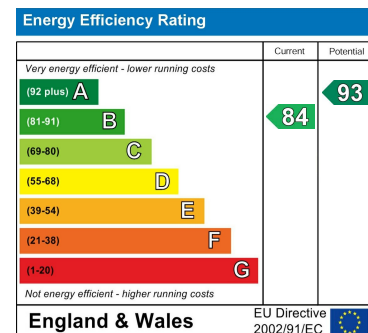
## Area Map



## Floor Plans



## Energy Efficiency Graph



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