



# 34 Denis Road

, Burbage, LE10 2LR

Offers Over £449,950



A deceptively spacious, four bedroomed, individually designed, family detached house having PVCu double glazing, gas fired central heating, secluded cul-de-sac position, open views to rear, feature full width balcony overlooking secluded rear garden, larger than average garage, parking for three to four cars and further secure parking available to rear,

Ideally located close to all local amenities and accessible for commuting to all major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED.

NO CHAIN.



### Reception hall 13'6" x 6'8" (4.11 x 2.04)

Having laminate floor, central heating radiator.

### Guest cloakroom 6'2" x 4'9" (1.89 x 1.46)

Having wash hand basin with tiled splash back, low flush w.c, central heating radiator, attractive flooring.

### Bedroom 2 (rear) 14'0" max 12'2" (4.26 max 3.71)

Having fully fitted luxury wardrobes comprising two double wardrobes, full length centre cupboard, fitted dressing table, laminate flooring, central heating radiator, power points, twin UPVC double glazed French doors, adjacent UPVC double glazed side windows.

### Bedroom 3 (front) 13'6" x 7'11" (4.12 x 2.42)

Having UPVC double glazed picture window, laminate floor, central heating radiator, power points.

### Bedroom 4 (rear)

4.35m max 2.65m min x 2.68m max 1.68m min (14'3" max 8'8" min x 8'10" max 5'6" min)

Having UPVC double glazed window, central heating radiator, laminate floor, power points.

### First floor entrance porch 7'0" x 3'5" (2.14 x 1.05)

Having UPVC obscure double glazed door, adjacent obscure UPVC double glazed window.

### Reception hall

4.27m max 2.33m min x 3.69m max 1.13m min (14' max 7'8" min x 12'1" max 3'8" min)

Having ceramic tiled floor, double glazed side door, central heating radiator, plate rack, power points.

### Luxury fully tiled bathroom (side) 7'8" x 5'9" (2.34 x 1.74)

Having obscure UPVC double glazed window, full suite in white comprising panelled bath with chrome mixer shower and side screen, pedestal wash hand basin, low flush w.c, chrome ladder style central heating radiator.

### Bedroom 1 (rear) 14'4" x 12'3" (4.36 x 3.74)

Having UPVC double glazed picture window, attractive floor, central heating radiator, down lights to ceiling.

### Modern breakfast kitchen (front) 10'8" x 9'11" (3.26 x 3.02)

Having Corrian feature sink unit, solid granite work surfaces, range of base and wall units finished in natural oak comprising seven base units and twelve wall units, associated bevel edged work surfaces and breakfast bar, ceramic tiled floor, plumbing for washing machine, skirting heater, UPVC double glazed window, power points.

### Through lounge /dining room (two tiered) 20'6" x 14'5" (6.24 x 4.39)

Having UPVC double glazed French doors leading onto full width balcony with open views, adjacent UPVC double glazed windows, central heating radiator, ceramic tiled floor to dining area, oak style floor to lounge.

### Outside

Having mature secluded rear garden with lawn, shrubs and bushes, feature decking, barbecue lodge with feature centre solid fuel burner.

Pleasant front garden with driveway for two to three cars, double gates leading to secure parking.

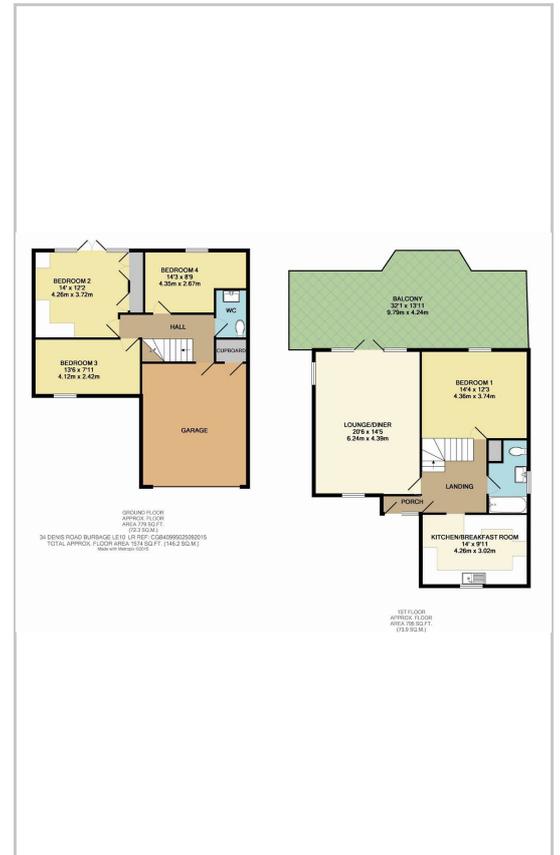
### Larger than average integral garage

Having store leading off.

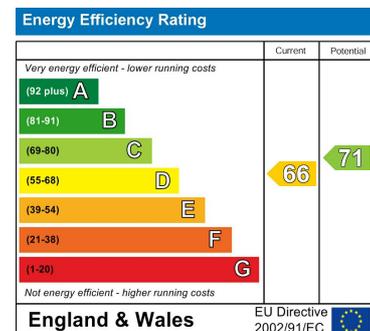
## Area Map



## Floor Plans



## Energy Efficiency Graph



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