





**\*\* \*OPEN DAY, SATURDAY 6TH JULY - 10AM - 2PM,  
NO APPOINTMENT NECESSARY \*\***

**\*\* FOUR BEDROOM DETACHED FAMILY HOME \*\*  
THREE RECEPTION ROOMS \*\* TWO EN-SUITES \*\*  
GARAGE \*\***

Situated on a secluded position at the head of a cul de sac, stands this four-bedroom family home having the benefit of a spacious garden, garage and spacious living accommodation. The property is gas centrally heated and UPVC double glazed throughout, offering a good energy performance. The property in brief comprises hallway, living room, study, dining room, kitchen/diner, utility, cloaks/WC, landing, four bedrooms with two en-suites to master and bedroom two and a separate family bathroom. Externally, the property has ample off-road parking to the front and side elevation leading up to the single garage. There are laid to lawn garden to front, side and rear elevations with an entertaining paved patio area.

Viewings on this property are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



## SUMMARY

**\*\* FOUR BEDROOM DETACHED FAMILY HOME \*\* THREE RECEPTION ROOMS \*\* TWO EN-SUITES \*\* GARAGE \*\***

Situated on a secluded position at the head of a cul de sac, stands this four-bedroom family home having the benefit of a spacious garden, garage and spacious living accommodation. The property is gas centrally heated and UPVC double glazed throughout, offering a good energy performance. The property in brief comprises hallway, living room, study, dining room, kitchen/diner, utility, cloaks/WC, landing, four bedrooms with two en-suites to master and bedroom two and a separate family bathroom. Externally, the property has ample off-road parking to the front and side elevation leading up to the single garage. There are laid to lawn garden to front, side and rear elevations with an entertaining paved patio area.

Viewings on this property are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.

## HALLWAY

With a UPVC double glazed glass door leading into, central heating radiator, staircase rising to the first-floor landing, smoke alarm, spotlighting to ceiling, useful cloaks cupboard, thermostat, alarm system units, door leading to:

## LOUNGE

Featuring dual aspect views with UPVC double glazed windows to the front elevation and UPVC double glazed French doors leading onto the garden, two central heating radiators, TV aerial point, telephone point, spotlighting to ceiling.

## DINING ROOM

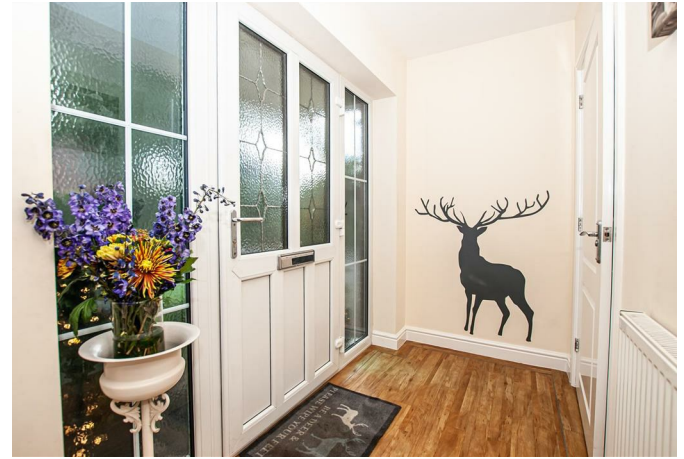
With UPVC double glazed French doors, leading to the rear patio, central heating radiator, spotlighting to ceiling, double doors lead to:



## KITCHEN

With a UPVC double glazed window to the rear elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with granite effect drop edge preparation work surfaces with complementary tiling surrounding, a range of integrated appliances includes a four ring stainless steel gas hob and matching extractor hood, oven/grill, fridge, freezer, dishwasher, space for further, freestanding and undercounter white goods, spotlighting to ceiling, central heating radiator, coat hooks, door leading to:







### UTILITY ROOM

With a UPVC double glazed side entry door, eye level storage cupboards and granite effect drop edge preparation work surfaces with complementary tiling surrounding, space for freestanding undercounter white goods, central heating radiator and extractor fan.

### STUDY

With UPVC double glazed windows to front and side elevations, central heating radiator, TV aerial point, telephone point. The room can offer a multitude of purposes to the discerning buyer, which could be utilised as a sitting room, study or playroom to suit their respective needs.

### CLOAKS/W.C.

With low-level WC with continental flush, floating wash hand basin, with tiled splashback, central heating radiator, towel rail, extractor fan.

### MASTER BEDROOM

Featuring 2x UPVC double glazed dual aspect windows to both front and rear elevations, two central heating radiators, TV, aerial point, door leading to:

### EN-SUITE

With a UPVC double glaze frosted glass window to the rear elevation, featuring a three-piece shower room suite, comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, shower cubicle with glass screen, complementary tiling to wall coverings and shower over, Chrome heated towel radiator and extractor fan.

### BEDROOM TWO

Featuring a UPVC double glazed window to rear elevation, central heating radiator, access into loft space via loft hatch, door leading to:

### EN-SUITE TWO

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece shower room suite, comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, shower cubicle with glass screen, complementary tiling to wall coverings and shower over, central heating, radiator and extractor fan.

### BEDROOM THREE

With a UPVC double glazed window to the side elevation and central heating radiator

### BEDROOM FOUR

With a UPVC double glazed window to the front elevation and central heating radiator

### BATHROOM

Featuring a three-piece bathroom suite, comprising of low-level WC, with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, panelled bath unit with a shower over, complementary tiling to wall coverings, central heating radiator, extractor fan.

### OUTSIDE

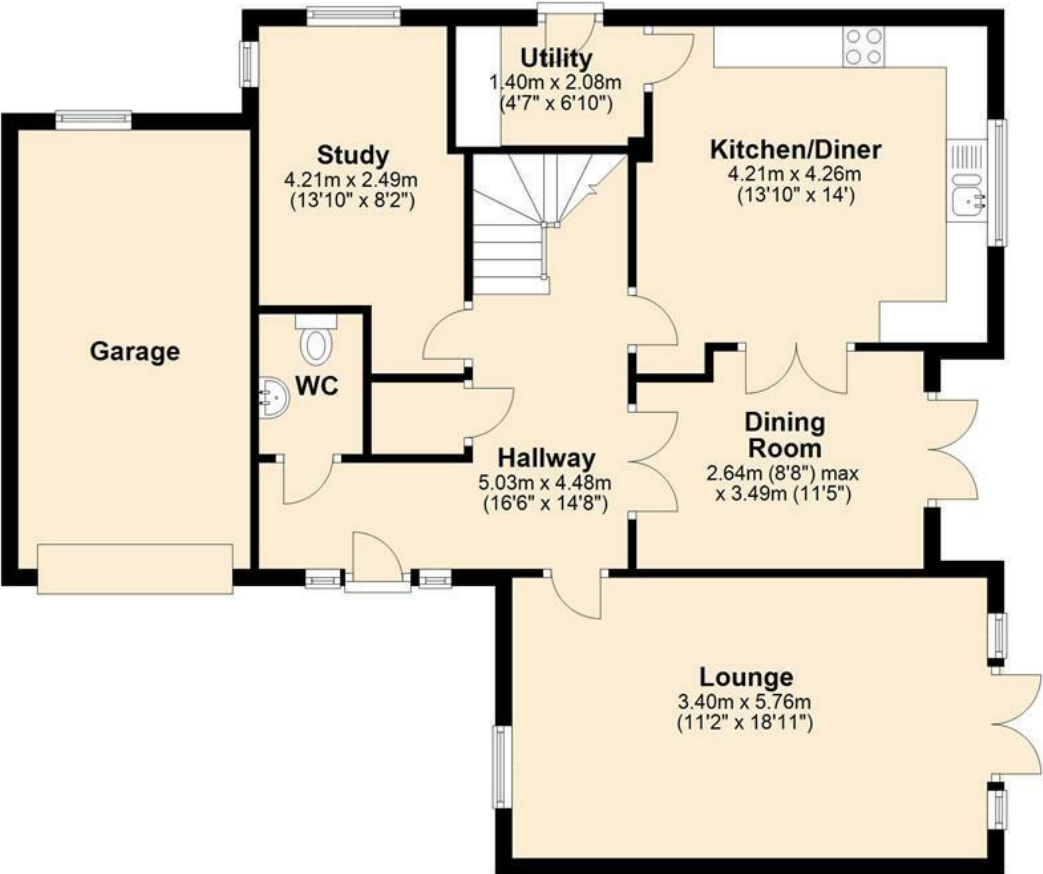
To the rear elevation is a paved patio area circulating around the perimeter. The garden is mainly laid to lawn with soil borders housing various mature shrubs and plants with boundary enclosing timber fence panels and concrete posts. The property has outside lighting and outside tap.



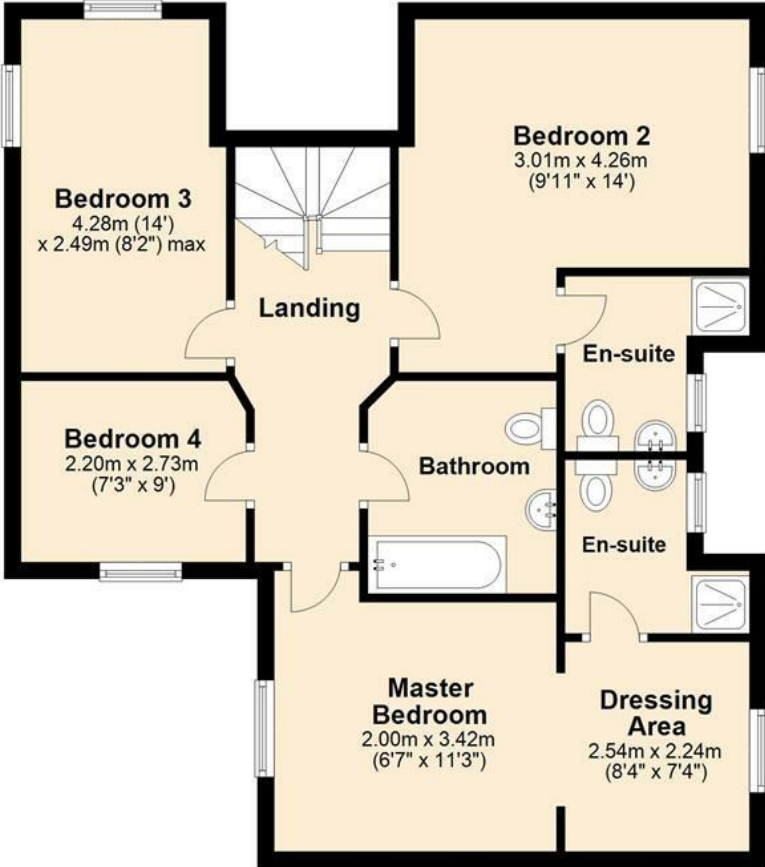




**Ground Floor**

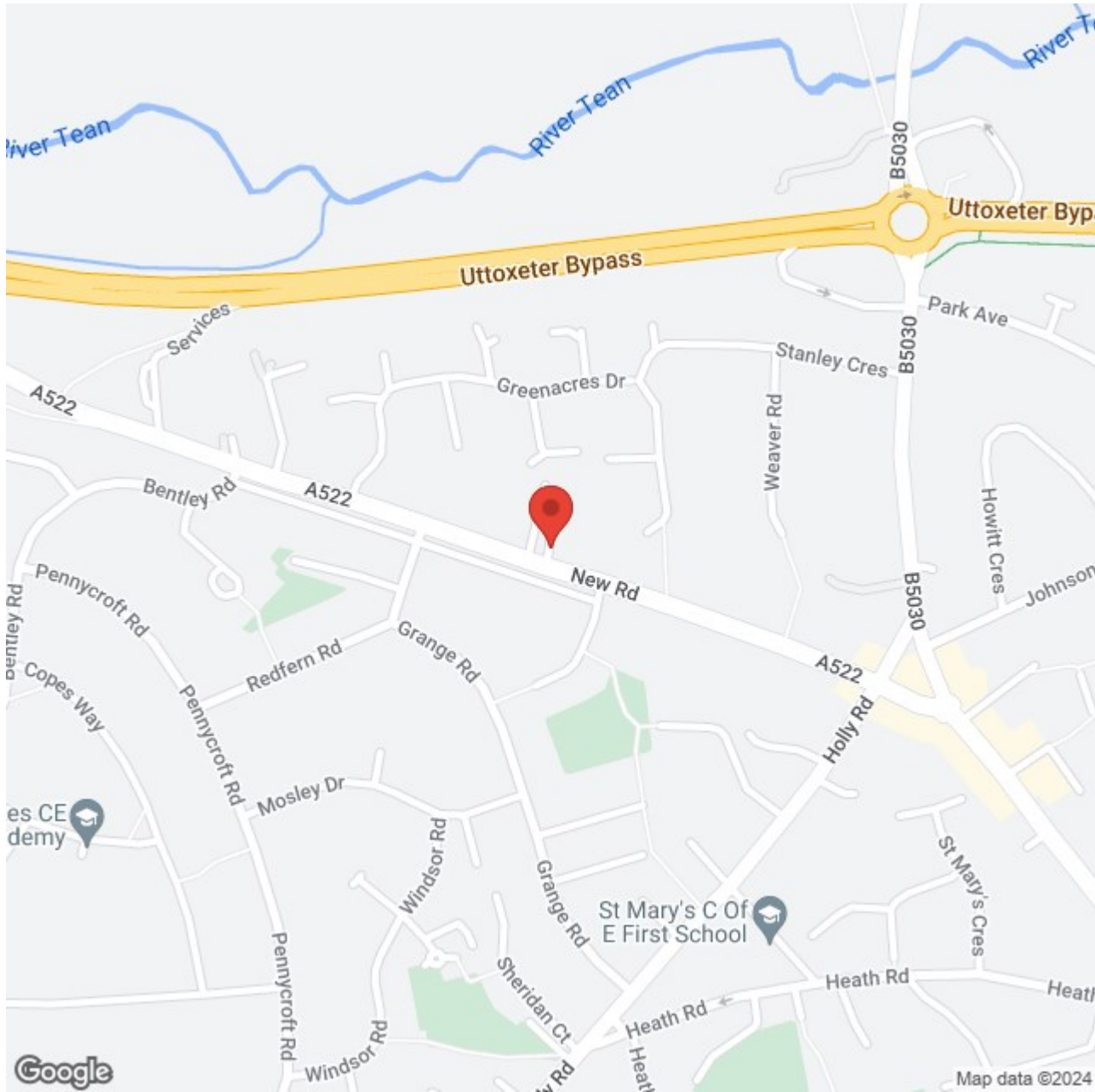


**First Floor**



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Ultoxetter-Ashbourne  
Plan produced using PlanUp.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Location <b>England &amp; Wales</b>	EU Directive 2002/91/EC	