





**** NO CHAIN ** WONDERFULLY MAINTAINED
ACCOMMODATION THROUGHOUT ****

Abode Estate Agents are excited to introduce this wonderful family residence to the market. Boasting front and rear gardens, parking, a single garage, and internal living spaces including a spacious lounge, a kitchen/diner, and a conservatory on the ground floor. The first floor features three generously sized bedrooms and a contemporary family bathroom. Situated in a sought-after residential area with convenient access to local amenities and proximity to schools, this property presents an excellent opportunity for personal customisation.

Exterior - Front: The property is gracefully positioned away from the road and is accompanied by a sizable lawned front garden, a driveway for parking, and a single garage. A pathway leads to a side gate, offering access to the rear.

Viewing arrangements are strictly by appointment only.



ABODE
SALES & LETTINGS

Hallway

Step through the uPVC front door into the entrance hallway, providing access to the lounge and featuring a staircase leading to the first floor landing.

Lounge

Enjoy the spaciousness of this room, illuminated by a bright box bay window at the front. Enhanced by a feature fireplace (behind is suitable fitting for a gas fire), TV point, and a doorway leading to:

Kitchen/Diner

This area is equipped with an extensive range of wall and base units, complemented by attractive work surfaces. Glass-fronted display cabinets and under-cabinet lighting add to the appeal. The integrated one and a half bowl sink includes a drainer and a mixer tap. Other features include a gas hob with an extractor hood above and an oven below, along with integrated appliances including a dishwasher and a washing machine. There is additional space for a freestanding fridge/freezer. A window overlooking the rear garden brightens the space, and on the far side, a dining area is complemented by double French patio doors leading to the:

Conservatory

With an apex roof and dual aspect windows overlooking the rear garden, the conservatory is a charming space to enjoy all the garden views. Double French patio doors open onto the garden terrace.



First Floor Landing

Ascend the carpeted staircase to the first floor landing, which connects to all bedrooms and the family bathroom. A useful airing/storage cupboard is also accessible.

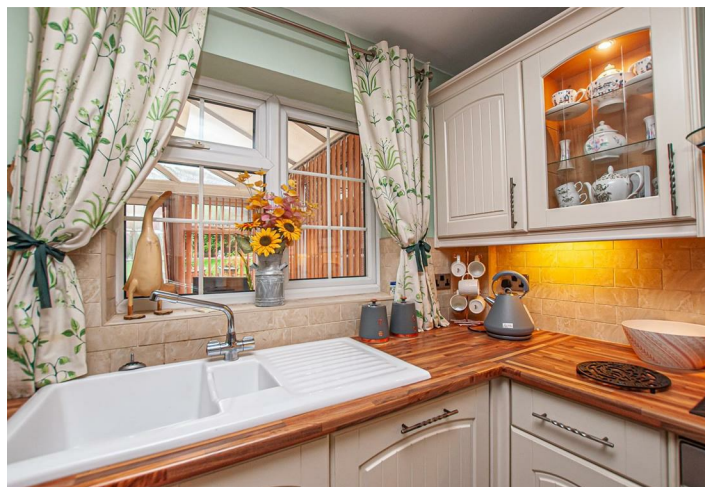
Bedroom One

The master bedroom offers ample space and features a window with views of the front. Fitted wardrobes incorporate a vanity/desk unit.

Bedroom Two

A double bedroom with a window overlooking the rear.







Bedroom Three

A single bedroom with a window facing the front.

Family Bathroom

The bathroom is equipped with a three-piece suite, including a low-level W/C, a wash hand basin, and a panelled bath with a shower overhead. An opaque window brightens the space.

Garage

The garage is accessible through an up-and-over door and is equipped with power and lighting. It also features a rear window and an access door.

Garden

The fully enclosed rear garden is bordered by fences. It features an expansive patio area and an elevated lawn with borders housing mature plants and shrubs. To the side elevation is a further hard standing base which is perfect for dining/entertaining.









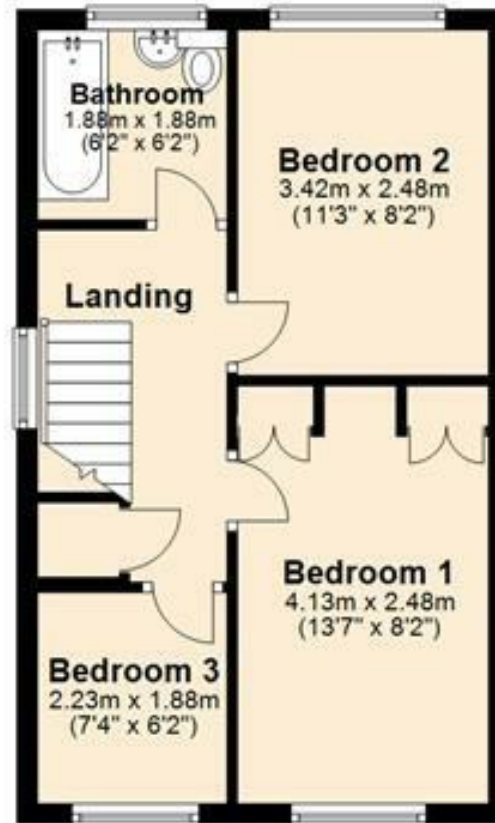


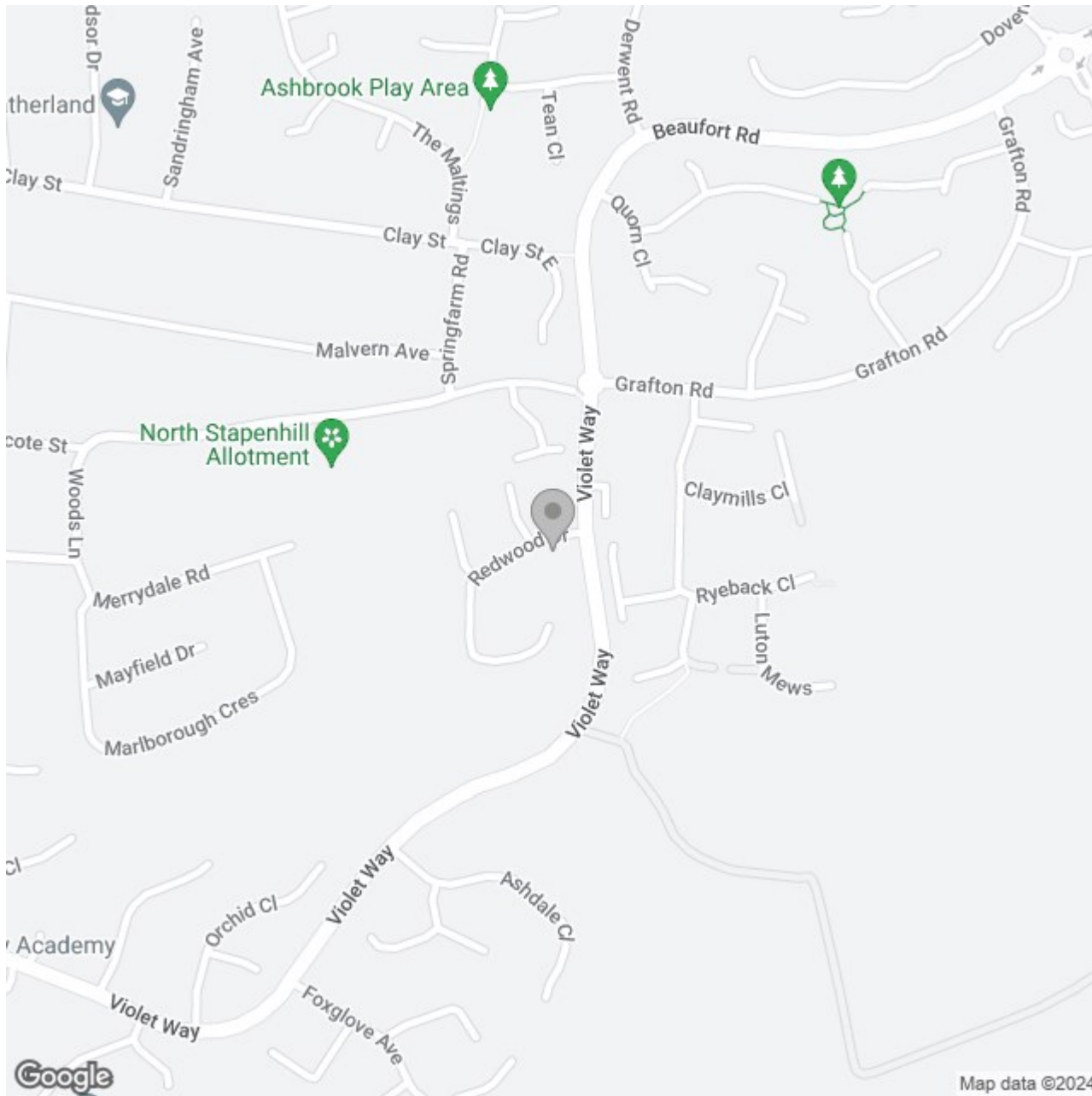
Ground Floor



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

First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	