





****** GREAT
OPPORTUNITY IN
POPULAR LOCATION
**** Extended semi
detached property,
offering a hall lounge
with wood burner, dining
kitchen, family
room/utility, three first
floor bedrooms and a
bathroom. Front and
rear garden and drive
and a carport NO
CHAIN.**



ABODE
SALES & LETTINGS

HALL

Side entrance door into the hall with stairs to the first floor and quarry tiled floor.

LOUNGE

14'3 x 13'5

Upvc double glazed window and a feature wood burning stove.

KITCHEN DINER

15'6 x 14'11

Fitted units with work surfaces and a breakfast bar. window onto the garden, quarry tiled floor, under stairs storage cupboard door to the family room/utility room.

FAMILY ROOM/UTILITY ROOM

12'4 x 8'7

This room offers plenty of potential with windows and doors to the front and rear gardens

FIRST FLOOR LANDING

Storage cupboard and doors to -

BEDROOM 1

14'2 x 8'2

Window to the rear.

BEDROOM 2

10'3 x 8'6

Window to the front.

BEDROOM 3

10'1 x 5'5

Window to the front.

BATHROOM

Panel enclosed bath with a shower over, low flush WC and wash and basin, window to the side.

OUTSIDE



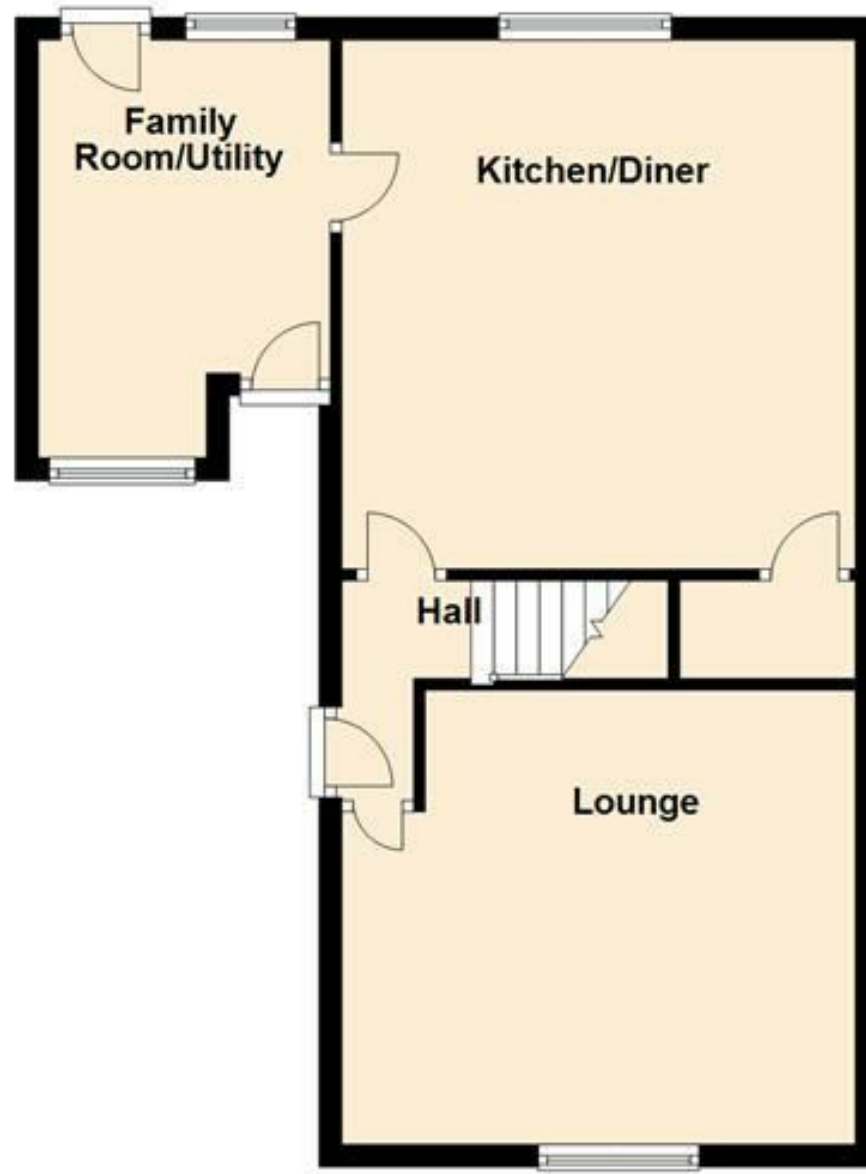
Front lawn with a drive and carport. Enclosed rear garden with timber summerhouse and brick outbuilding, paved garden and patio areas.







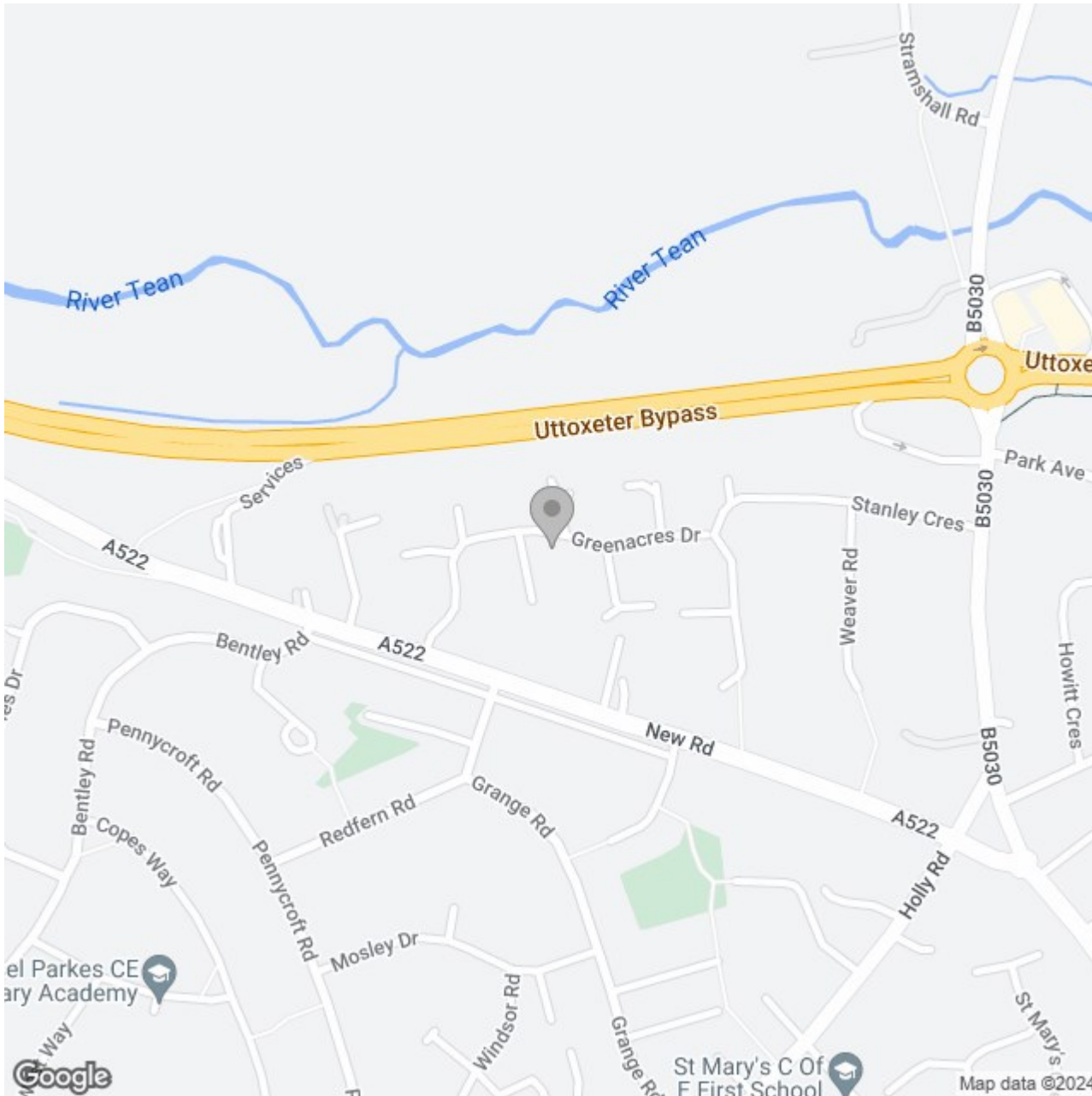
Ground Floor



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

First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	