





This beautifully renovated two bedroom end of terraced home is a must-see! Located in a popular area, having a driveway for two vehicle, this property offers good access to local amenities, making it a good choice for those who value convenience.

Inside, the living room is warm and inviting, featuring a stunning log burning stove. The kitchen diner is equally impressive, with an exposed brick feature wall and skylights that flood the room with natural light. The high quality bathroom suite is modern and stylish, adding a touch of luxury to your daily routine.

Upstairs, you'll find two double bedrooms and an attic room with the potential to be converted into an additional bedroom (subject to obtaining the necessary approvals). This is a fantastic opportunity to create the perfect home for you and your family.

Overall, this fully renovated two bedroom end of terraced home is a rare find in a popular location. With its attractive features and access to local amenities, it won't be on the market for long. So, don't miss out on the chance to make this stunning property yours!



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Accommodation

As you enter through the composite front door, you'll find yourself in the spacious and inviting living room. The central heating radiator ensures that the room is warm and comfortable, while the log burning stove recessed into the chimney breast adds a touch of character and charm. The double glazed window to the front elevation allows plenty of natural light to flood the room, creating a bright and welcoming space.

From the living room, you can access the kitchen diner, which is equally impressive. The ceramic sink and roll edge worktop provide a stylish and practical space for preparing meals, while the tiled splashbacks add a touch of elegance. Underfloor heating ensures that the room is warm and cozy, while the recessed spotlighting and exposed brick feature wall create a modern and stylish atmosphere.

The family bathroom suite is conveniently located off the kitchen and is recently fitted to a high standard, and is styled with the age of the property in mind. The three-piece suite comprises a low-level WC, wash hand basin with individual hot and cold taps, and a bath with shower over and individual hot and cold taps. The exposed brick wall adds a touch of character, while the underfloor heating and skylight provide a warmth and ample natural light.







As you ascend the stairs to the first floor, you'll find yourself on the landing, where doors lead off to the master bedroom, bedroom two, and the attic room. The master bedroom is a spacious double, featuring a double glazed window to the front elevation that allows plenty of natural light to flood the room, creating a bright and welcoming atmosphere. Recessed spotlighting and a central heating radiator ensure that the room is warm and cozy, making it the perfect place to relax and unwind.

Bedroom two is also a double and boasts a central heating radiator, recessed spotlighting, and a double glazed window to the rear elevation that provides a pleasant view of the garden. A staircase leads up to the attic room, which is a versatile space that could be used as a bedroom, subject to obtaining the necessary regulations. The room features a central heating radiator and skylight windows, creating a bright and airy space that is perfect for a variety of uses.

Outside

The exterior of this two bedroom end of terraced home provides a convenient space, offering a block paved driveway to the front that provides ample off-road parking space. A gated pathway leads down the side of the property to the rear, where you'll find a delightful garden that is ideal for relaxing and entertaining.

The garden features a laid-to-lawn area, as well as a gravelled side border that adds a touch of elegance to the space. A patio area provides the perfect spot for outdoor dining or enjoying a summer barbecue with friends and family.

It's worth noting that the garden is currently open with a neighbouring property, as the current owners have

ownership of both properties. However, a plan will be put in place to divide the garden, which will provide a clear guide on how the space will be divided between the two properties.

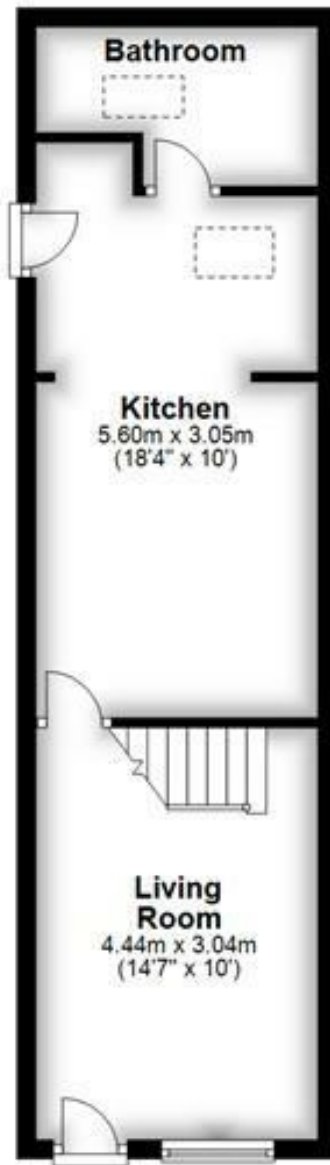






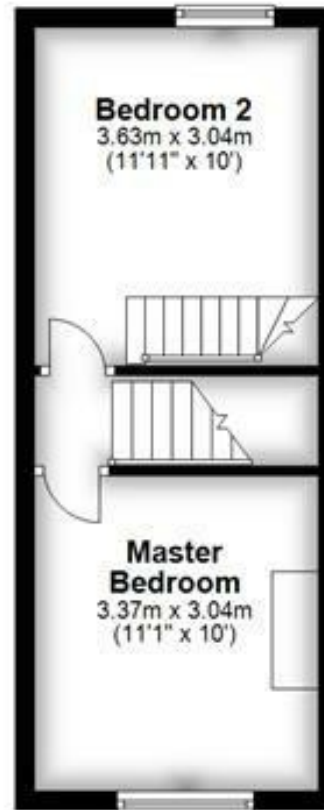
Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



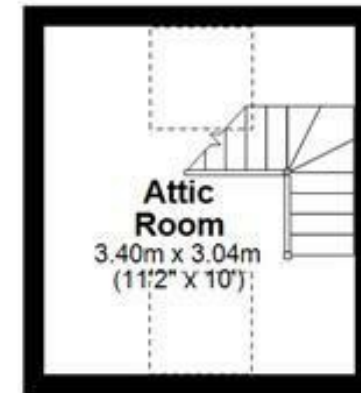
First Floor

Approx. 24.6 sq. metres (265.0 sq. feet)



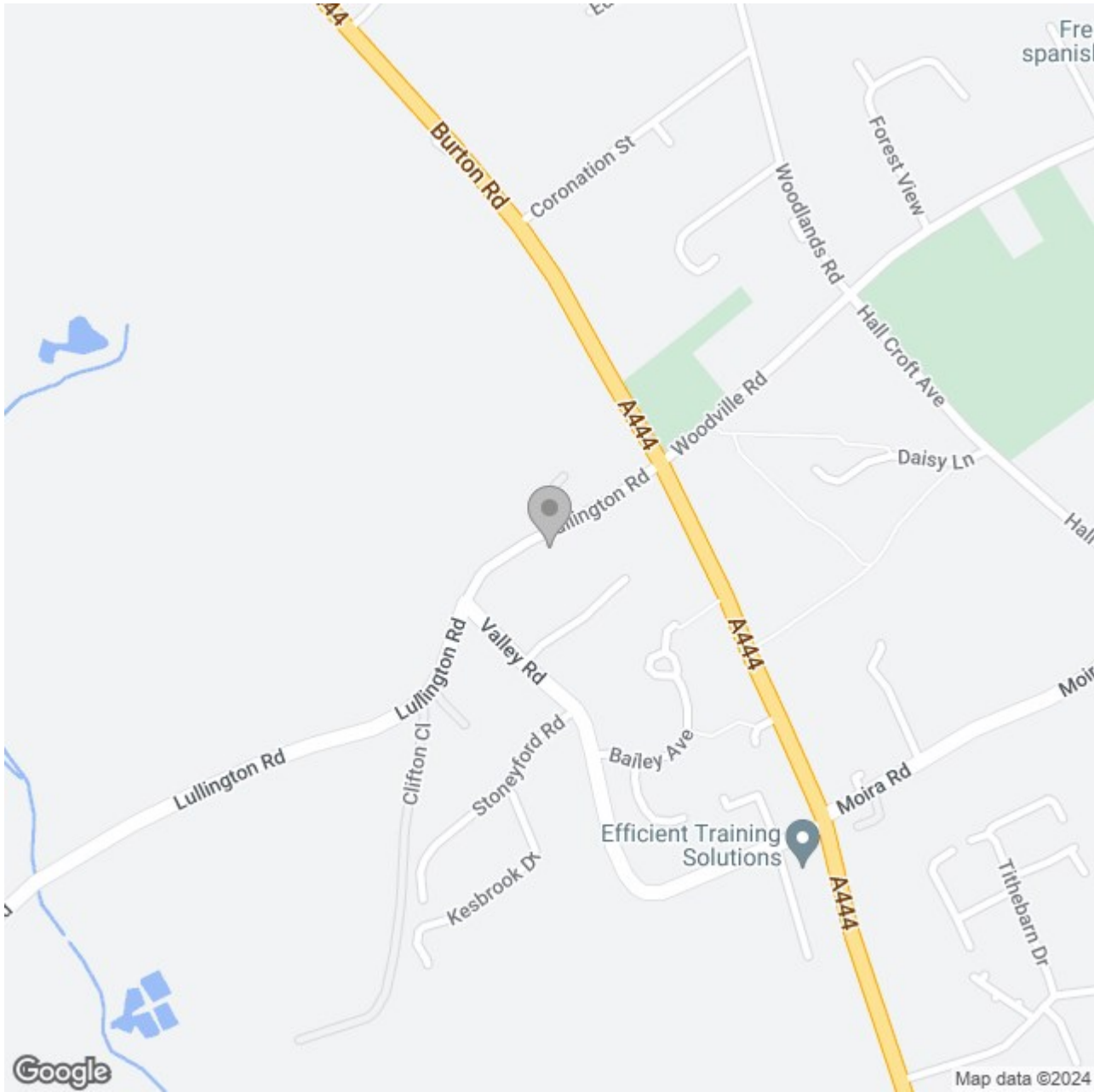
Second Floor

Approx. 10.3 sq. metres (111.3 sq. feet)



Total area: approx. 71.4 sq. metres (768.7 sq. feet)

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.



Energy Efficiency Rating

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