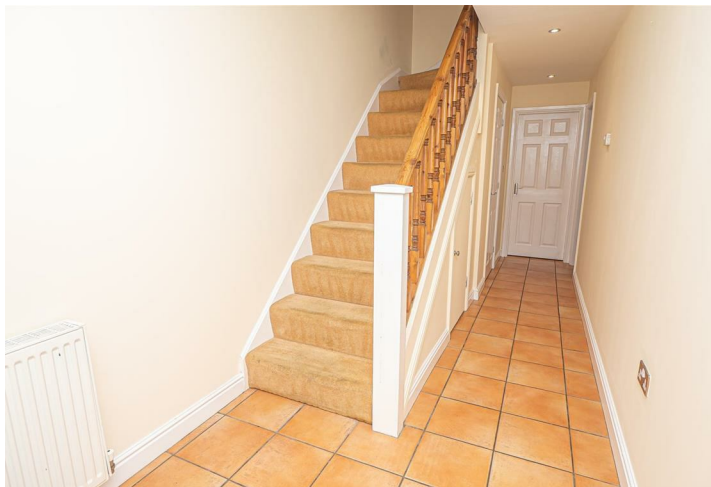






**** FOUR BEDROOM MODERN PROPERTY ON THE EDGE OF ASHBOURNE TOWN CENTRE
**** ELEVATED POSITION WITH VIEWS OVER ASHBOURNE ****
The property is offered for sale with no upward chain and in brief offers on the ground floor a hall with guest cloakroom, utility room and bedroom 4/family room. The first floor offers a L Sharpe sitting room and a fitted kitchen diner, the second floor offers three bedrooms and a bathroom. Rear garden, parking and a single garage.



HALL

Entrance door into the hall, stairs to the first floor, storage cupboard, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin and radiator.

BEDROOM 4/FAMILY ROOM

10'2 x 8'8

Upvc double window to the rear and a radiator.

UTILITY ROOM

6'8 x 6'1

Fitted units with work surface and a sink and drainer unit, plumbing and a space for a washing machine, radiator and upvc double glazed window and door to the garden.

FIRST FLOOR LANDING

Stairs to the second floor and doors to -

KITCHEN DINER

11'5 x 7'9

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and extractor hood, radiator, two upvc double glazed windows to the rear and double doors to -

LIVING AREA

16'2 x 8'6 plus 9'3 x 6'8

Upvc double glazed double doors to Juliette balcony, radiator and a door to the landing.



SECOND FLOOR LANDING

Store cupboard and doors to -

BEDROOM 1

15'3 x 10'3

Wardrobes, upvc double glazed window and radiator.







BEDROOM 2

11'2 x 8'6

Upvc double glazed window and radiator.

BEDROOM 3

7'5 x 7'5

Cupboard, radiator and upvc double glazed window.

BATHROOM

Panel enclosed bath, corner shower cubicle, low flush wc, wash hand basin and radiator.

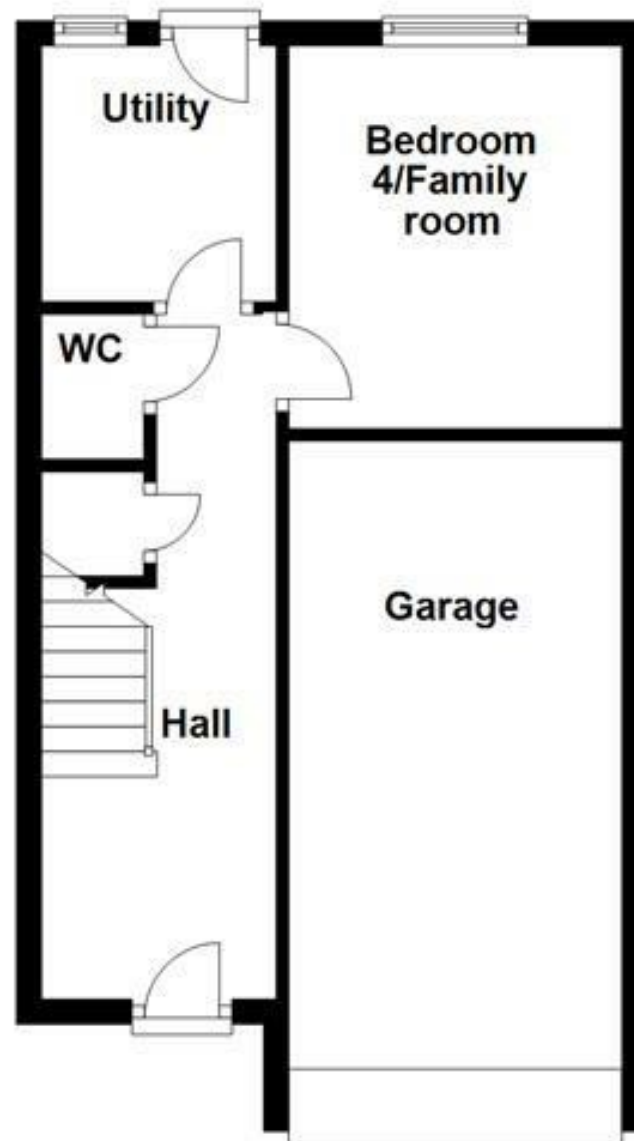
OUTSIDE

Front double drive and a single garage. Side access to the enclosed rear decked and paved garden.



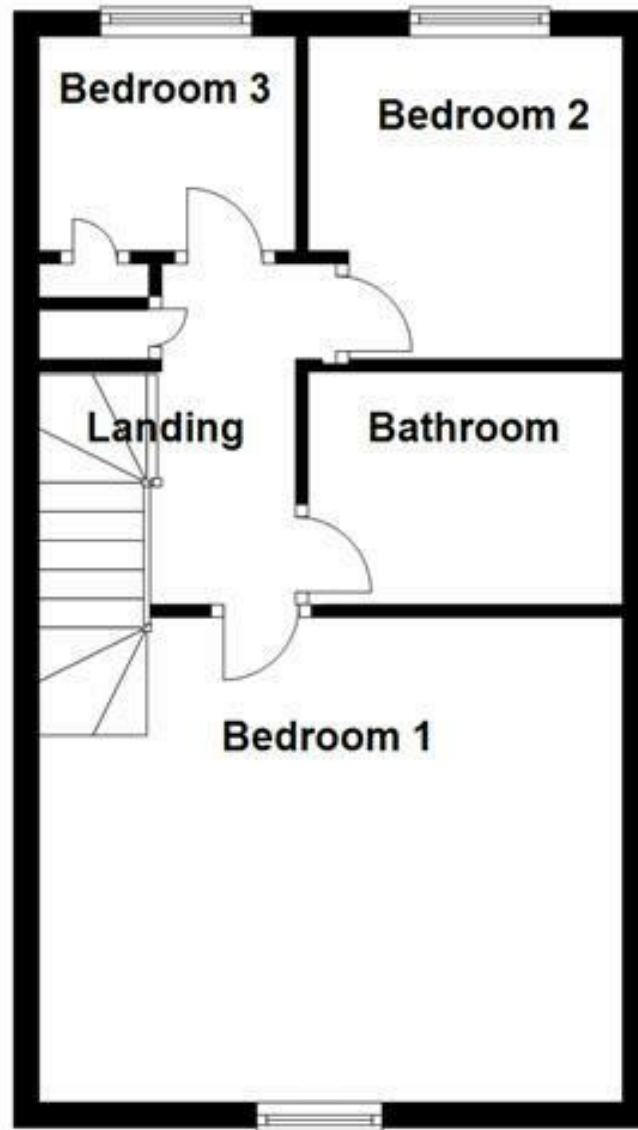


Ground Floor

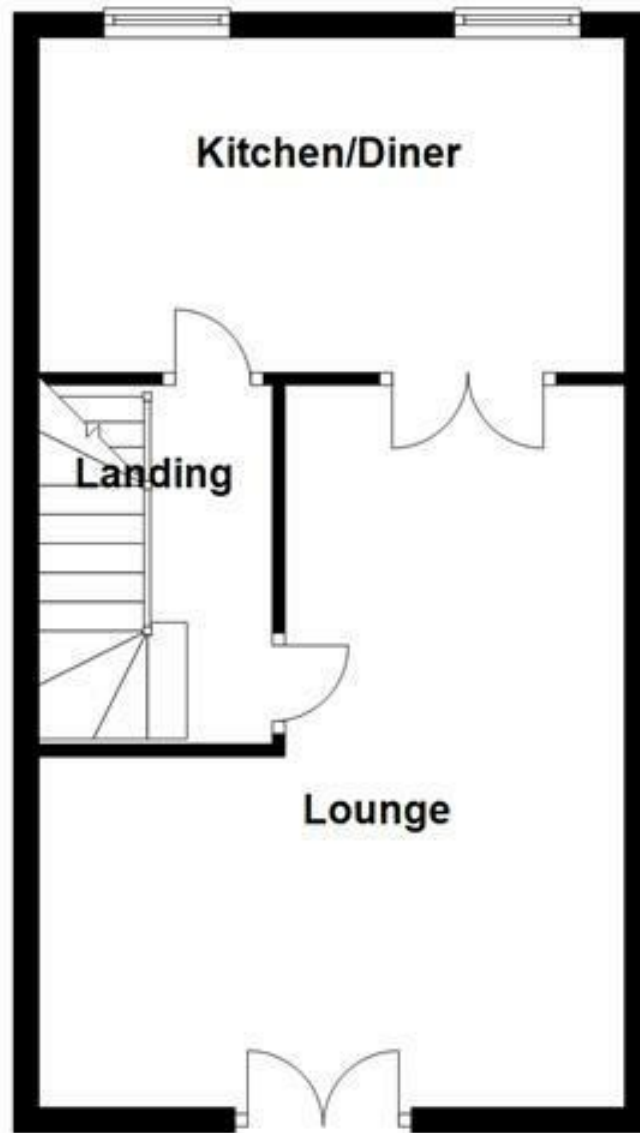


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

Second Floor



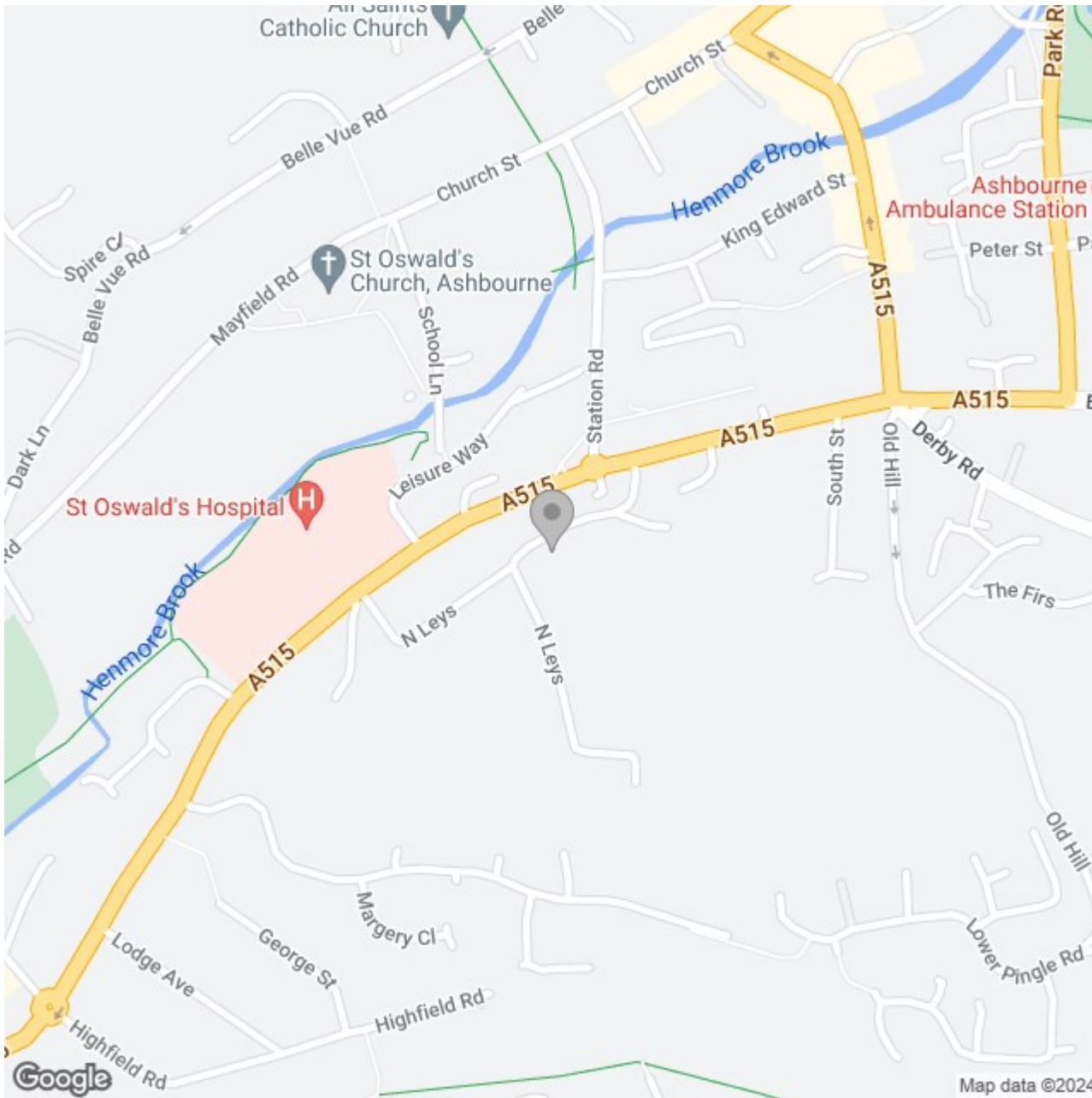
First Floor




Kitchen/Diner

Landing

Lounge



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 75 | |
| (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 |  |