





**** EXECUTIVE DETACHED FAMILY HOME ON A CORNER PLOT **** UPVC DOUBLE GLAZED CONSERVATORY ****
This is a well proportioned four bedroom detached family home offering a reception hall, lounge with fireplace, dining room, fitted breakfast kitchen with utility room and a upvc double glazed conservatory. Four bedrooms, master with a re fitted ensuite and a re fitted bathroom. Front side and rear gardens, ample parking and a double garage. 5.2kw Solar panels, 9.6kw Battery storage and the 7kw type 2. Electric car charger. EARLY VIEWING IS HIGHLY RECOMMENDED.



RECEPTION HALL

Upvc double glazed entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin, radiator, upvc double glazed window and door into the under stairs storage cupboard.

LOUNGE

22'1 x 12'1

Upvc double glazed bay window to the front and upvc double glazed window to the side elevation, two radiators and a feature exposed brick fireplace.

DINING ROOM

11'7 x 10'5

Radiator and patio doors into the conservatory.

CONSERVATORY

19'7 x 11'6

Brick base with upvc double glazed windows and doors onto the garden, tiled floor and a door into the utility room.

KITCHEN

11'6 x 9'4

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and an extractor hood. Plumbing and space for a dishwasher, radiator, upvc double glazed window into the conservatory and to the front, door to the utility room.



UTILITY ROOM

12'3 x 4'7

Upvc double glazed window, space for a fridge freezer, cloaks and shoe area, door into the garage and conservatory.

FIRST FLOOR LANDING

Upvc double glazed window and doors to -







MASTER BEDROOM

11'7 x 10'7

Upvc double glazed window, radiator and door to the en suite.

EN SUITE

Corner shower cubicle, vanity sink unit with wash hand basin and storage cupboard, low flush wc, chrome heated towel radiator and fitted mirror with light.

BEDROOM

12'4 x 10'2

Fitted wardrobes and dressing table with drawers, upvc double glazed window and radiator.



BEDROOM

12'7 x 9'4

Two upvc double glazed windows and a radiator.

BEDROOM

6'9 x 6'4

Upvc double glazed window and a radiator.

BATHROOM

P'shape, panel enclosed bath with a shower and shower screen, low flush wc, vanity sink unit with wash hand basin and storage cupboard, chrome heated towel radiator and upvc double glazed window. Airing cupboard.



OUTSIDE

Corner plot with position offering ample parking, lawns areas to both sides and gated access to the enclosed rear garden. The rear garden offers a lawn with paved and decked patio areas.

.2kw Solar panels, 9.6kw Battery storage and the 7kw type 2. Electric car charger.

DOUBLE GARAGE

18'7 x 16'5

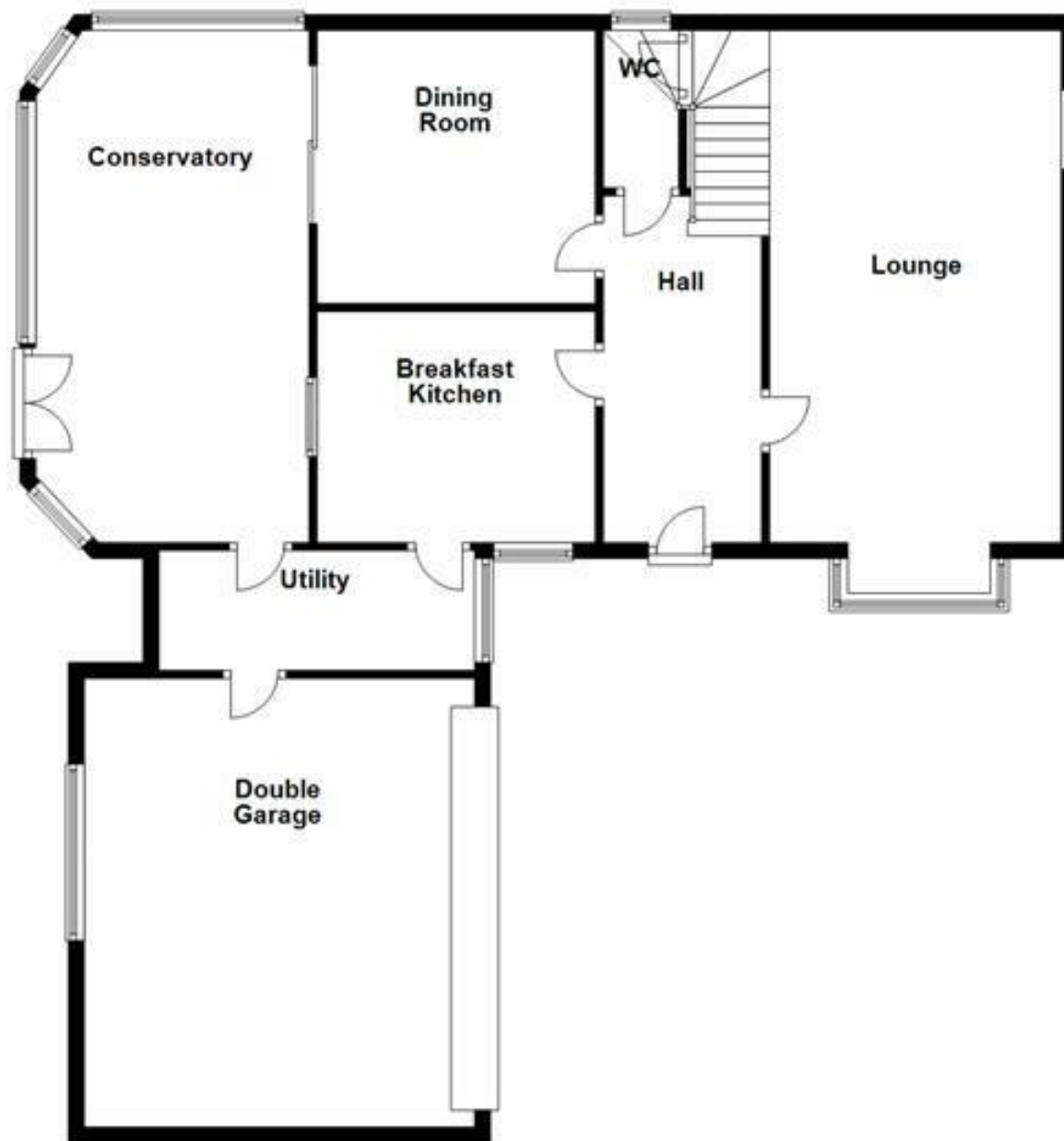








Ground Floor



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

First Floor

