





A beautifully presented four bedroom detached home, situated within a desirable development having a good sized living room and conservatory. The property benefits from an open outlook, driveway providing parking facility which leads to the garage. Viewing is highly recommended strictly via appointment only.



This property on Wilson Way, located in the highly desirable area of Outwoods, offers a range of features that make it a superb family home. With four generous size bedrooms, including one with an ensuite, there is plenty of space for everyone. The property is conveniently situated close to local amenities, travel networks, and schools, making it an ideal choice for families.

The ground floor of the property comprises an entrance hall, WC, lounge, open kitchen/diner, utility room, and orangery. On the first floor, there are four bedrooms, with the master bedroom featuring an ensuite. Bedrooms two, three, and four also have fitted wardrobes. The hallway leads to a family bathroom with a shower over the bath, offering flexibility for busy families.

Outside, the property offers a multi-vehicle driveway, leading to a gated rear enclosed garden. The rear garden is beautifully laid mainly with Astro turf and features an extensive patio seating area, perfect for entertaining family and friends.









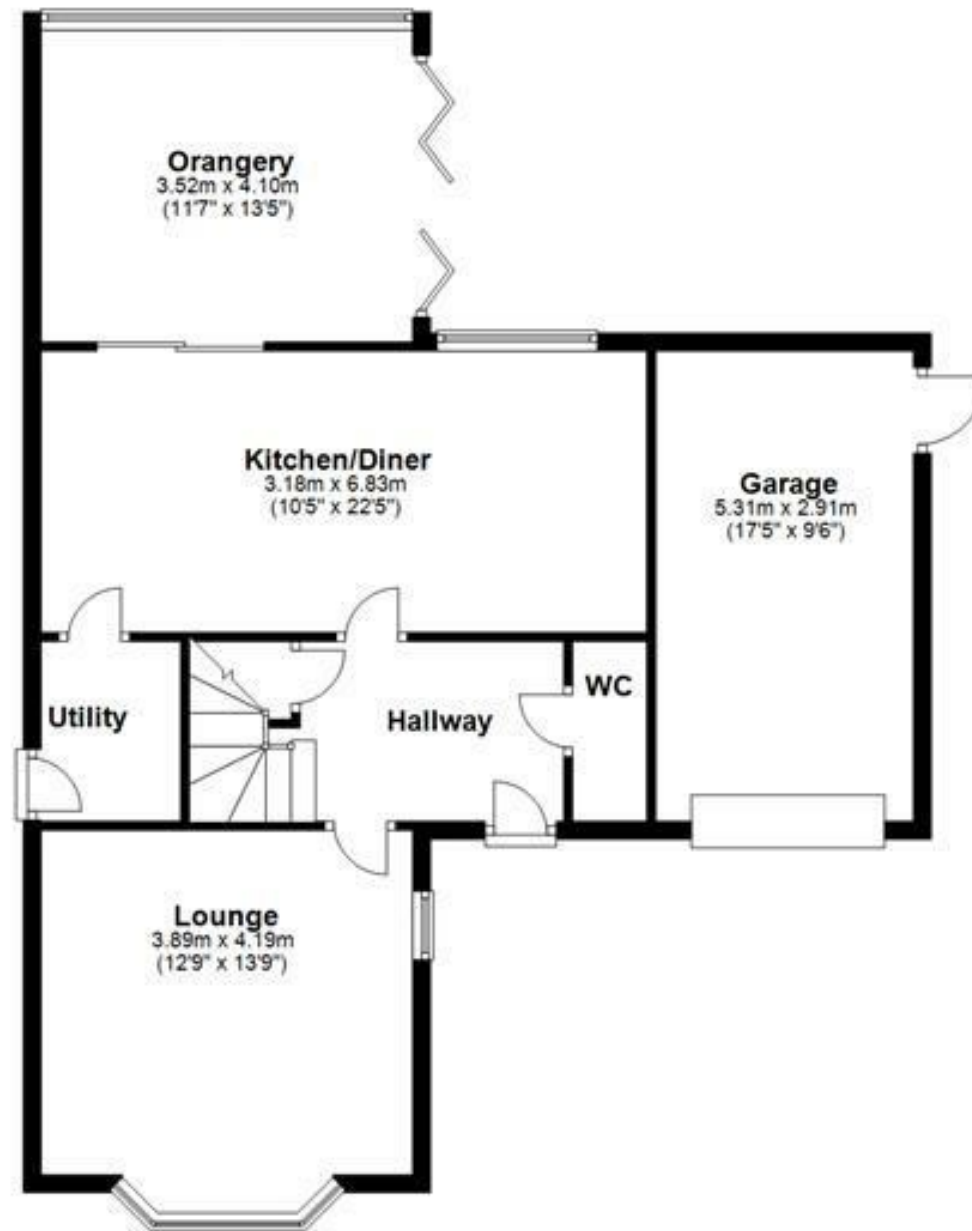






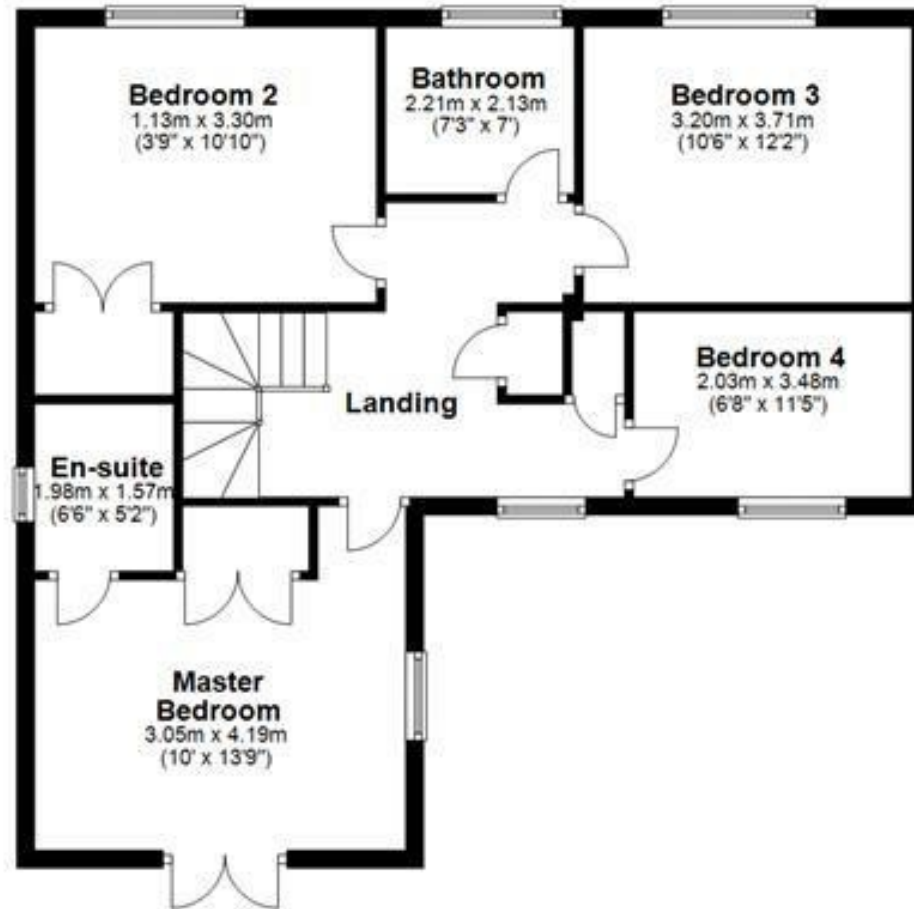


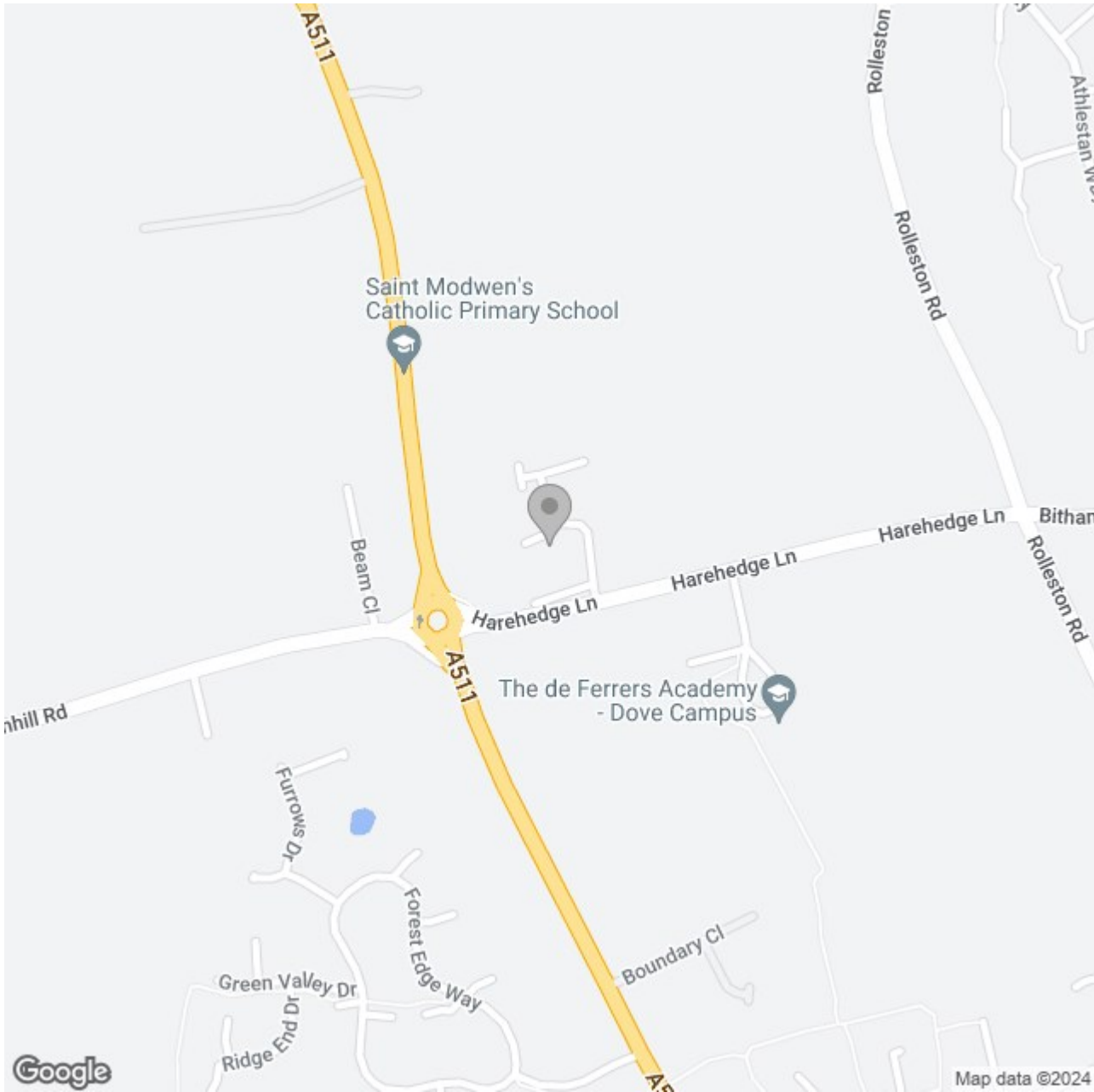
## Ground Floor



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





### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>92</b> |
| (81-91) <b>B</b>                            | <b>83</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |