





**\*\*\*OPEN DAY, SATURDAY 6TH JULY -  
10AM - 2PM, NO APPOINTMENT  
NECESSARY \*\*\***

**\*\*\*\* IMMACULATE THREE DOUBLE  
BEDROOM DETACHED PROPERTY \*\*\*\*  
HIGHLY REGARDED VILLAGE \*\*\*\*** This is  
a great opportunity to purchase a  
modern property in Waterhouses  
benefitting from upvc double glazing  
and a gas heating system. In brief the  
property offers a hall, lounge, re-fitted  
high specification dining kitchen with  
Quartz work surfaces, large utility room,  
upvc double glazed conservatory and a  
guest cloakroom. Three double  
bedrooms, master with an en suite  
shower room and a family bathroom.  
Enclosed rear garden and ample  
parking to the front. Part garage with  
the rear converted into the utility room.  
**INTERNAL VIEWING HIGHLY  
RECOMMENDED.**



## HALL

Entrance door into the hall with radiator and door to the lounge.

## LOUNGE

15'9 x 11'1

Upvc double glazed window to the front, radiator and doors to the inner hall and kitchen.

## KITCHEN DINER

12'10 x 10'11

Fitted wall mounted, base and drawer units with Quartz work surfaces and a sink unit with mixer tap. Fitted electric oven and hob with extractor fan, integrated dishwasher, radiator, upvc double glazed window and door to the conservatory. Door to the utility room.

## UTILITY ROOM

8'4 x 8'2

Fitted units and larder cupboards, work surfaces and a sink and drainer unit. Integrated fridge freezer, plumbing and space for a washing machine, space for a tumble dryer. Radiator and a door to the side.

## CONSERVATORY

9'10 max x 11'4

Upvc double glazed window and doors onto the garden and a tiled floor.

## INNER HALL

Stairs to the first floor, radiator and door to the cloakroom.

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.



## FIRST FLOOR LANDING

Loft access, airing cupboard, upvc double glazed window and doors to -

## MASTER BEDROOM

13'6 x 10'9

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

## EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.







### **BEDROOM**

13'3 x 9'

Upvc double glazed window and a radiator.

### **BEDROOM**

11'4 x 7'6

Upvc double glazed window and a radiator.

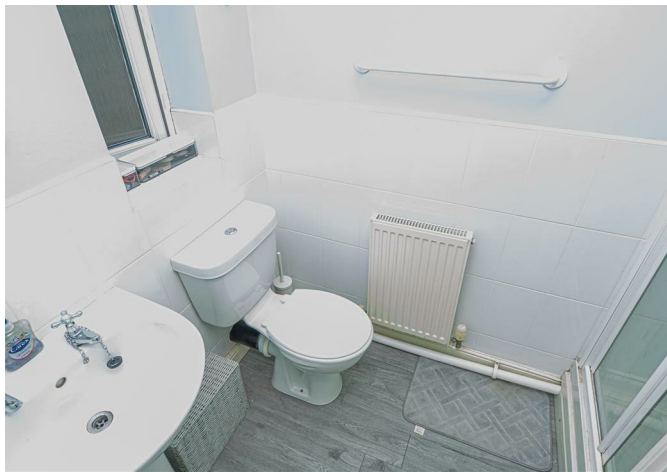
### **BATHROOM**

Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

### **OUTSIDE**

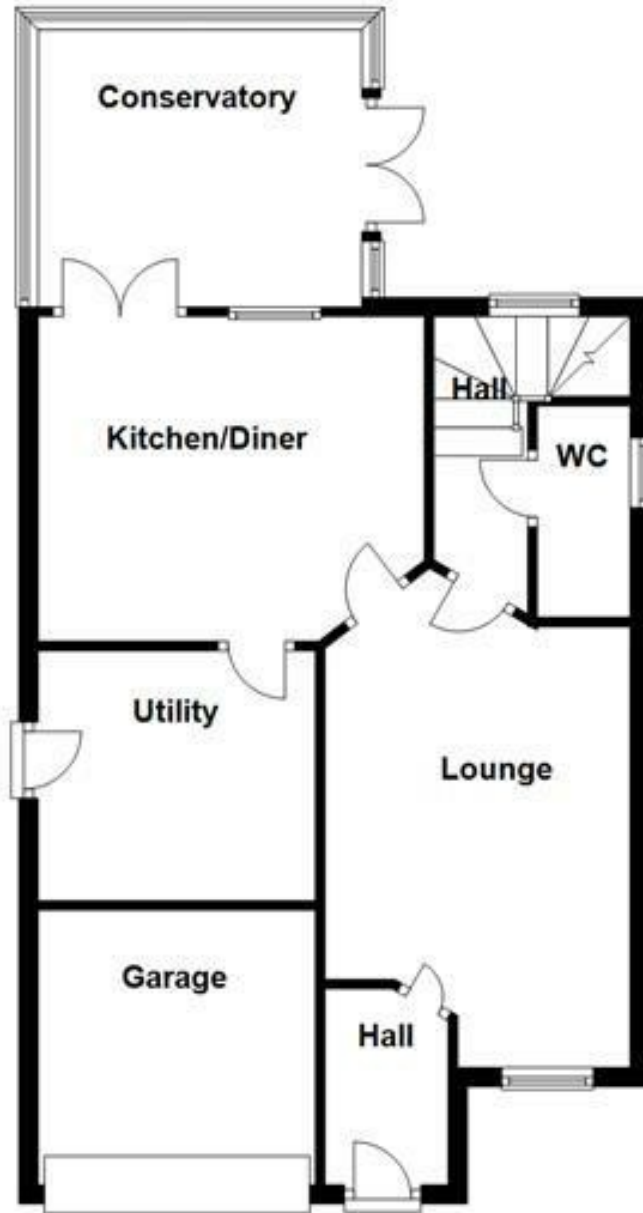
Ample parking to the front, up and over garage door into the unconverted front section of the garage. Side gated access to the enclosed rear garden with lawn and patio.







## 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**

