





\*\*\*\* NEW HIGH SPECIFICATION  
KITCHEN & UTILITY ROOM \*\*\*\*

This is a great opportunity to purchase an immaculate and modern family home in a popular quiet cul de sac location. The property benefits from a gas heating system and upvc double glazing and in brief offers an entrance hall with a guest cloakroom, lounge, dining room and a study, fitted kitchen with built in appliances and a utility room. The first floor offers 4 good size bedrooms and a family bathroom. The master with wardrobes and an en suite shower room. Ample parking to the front with gates to a carport and detached single garage. Enclosed low maintenance rear garden.



## HALL

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

## CLOAKROOM

Low flush wc, vanity sink unit with wash hand basin and storage cupboard, radiator and upvc double glazed window.

## LOUNGE

16'7 x 11'1

Modern fireplace with log effect fire, upvc double glazed bay window to the front, radiator and open into the dining room.

## DINING ROOM

11'1 x 8'8

Upvc double glazed double doors onto the garden, radiator and a door into the hall.

## KITCHEN

12'0 x 11'7

Stunning refitted kitchen with wall mounted, base and drawer units and Quartz work surfaces and breakfast bar. Stainless steel Franke sink with Quooker fusion boiler water and cold filter water tap. Fitted Neff electric oven and micro oven, induction hob and extractor hood. Integrated Neff larder fridge and a freezer, plus integrated Neff dishwasher. Two upvc double glazed windows, Karndean flooring, radiator and doorway to the utility room.



## UTILITY ROOM

8'7 x 5'7

Matching units and Quartz work surfaces, under lighting, space and plumbing for a washing machine and space for a tumble dryer. Karndean flooring, radiator and a door to the carport.

## STUDY

9'2 x 7'9

Upvc double glazed window to the front and a radiator.







## FIRST FLOOR LANDING

Loft access, airing cupboard and doors to -

## BEDROOM 1

11'4 x 10'0

Sharpes wardrobes, upvc double glazed window to the front, radiator and door to the en suite.

## EN SUITE

6'2 x 5'1

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

## BEDROOM 2

11'4 x 11'3

Upvc double glazed window to the rear and a radiator.

## BEDROOM 3

8'10 x 7'2

Wardrobes, upvc double glazed window to the rear and a radiator.

## BEDROOM 4

8'11 x 7'3

Upvc double glazed window to the front and a radiator.

## BATHROOM

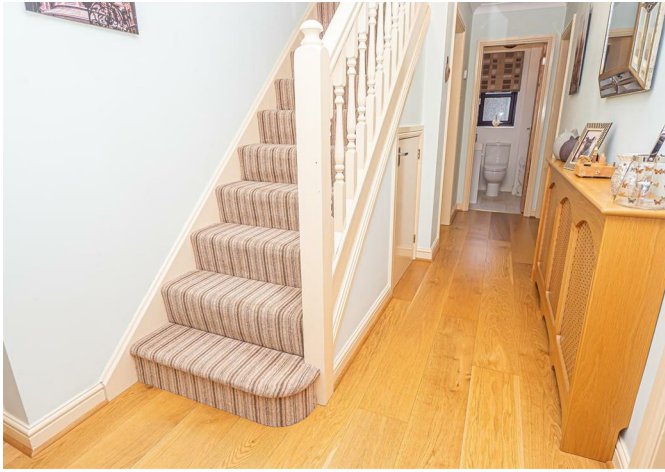
7'1 x 6'10

Panel enclosed bath with a mixer tap and shower attachment, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Ample parking to the front of the property with a gates into the carport. Enclosed rear garden offering paved and gravelled patio areas and an artificial lawn. The other side of the property is a gate to the covered lean to providing excellent storage. Detached single garage with up and over door and a side pedestrian door.





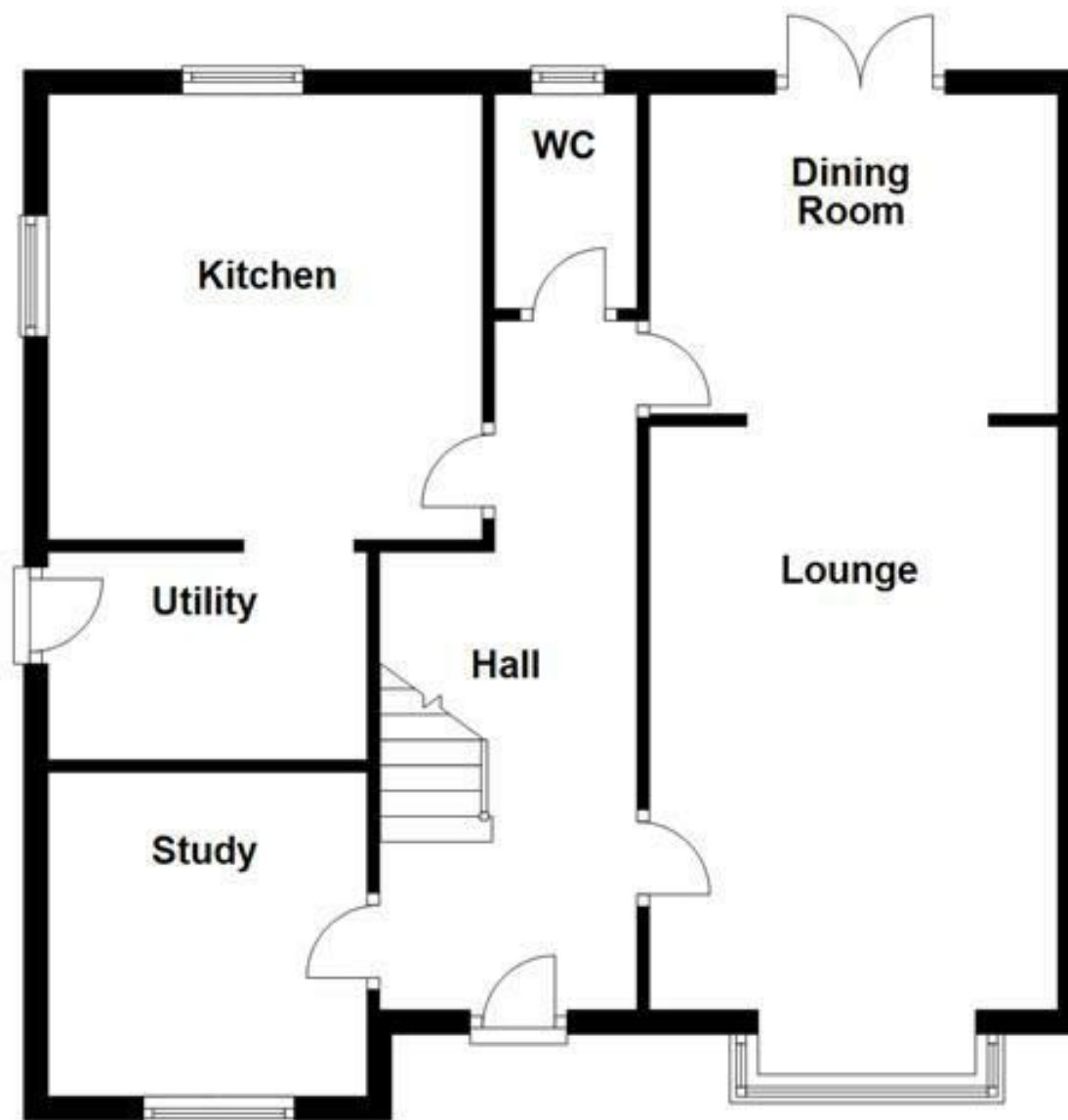






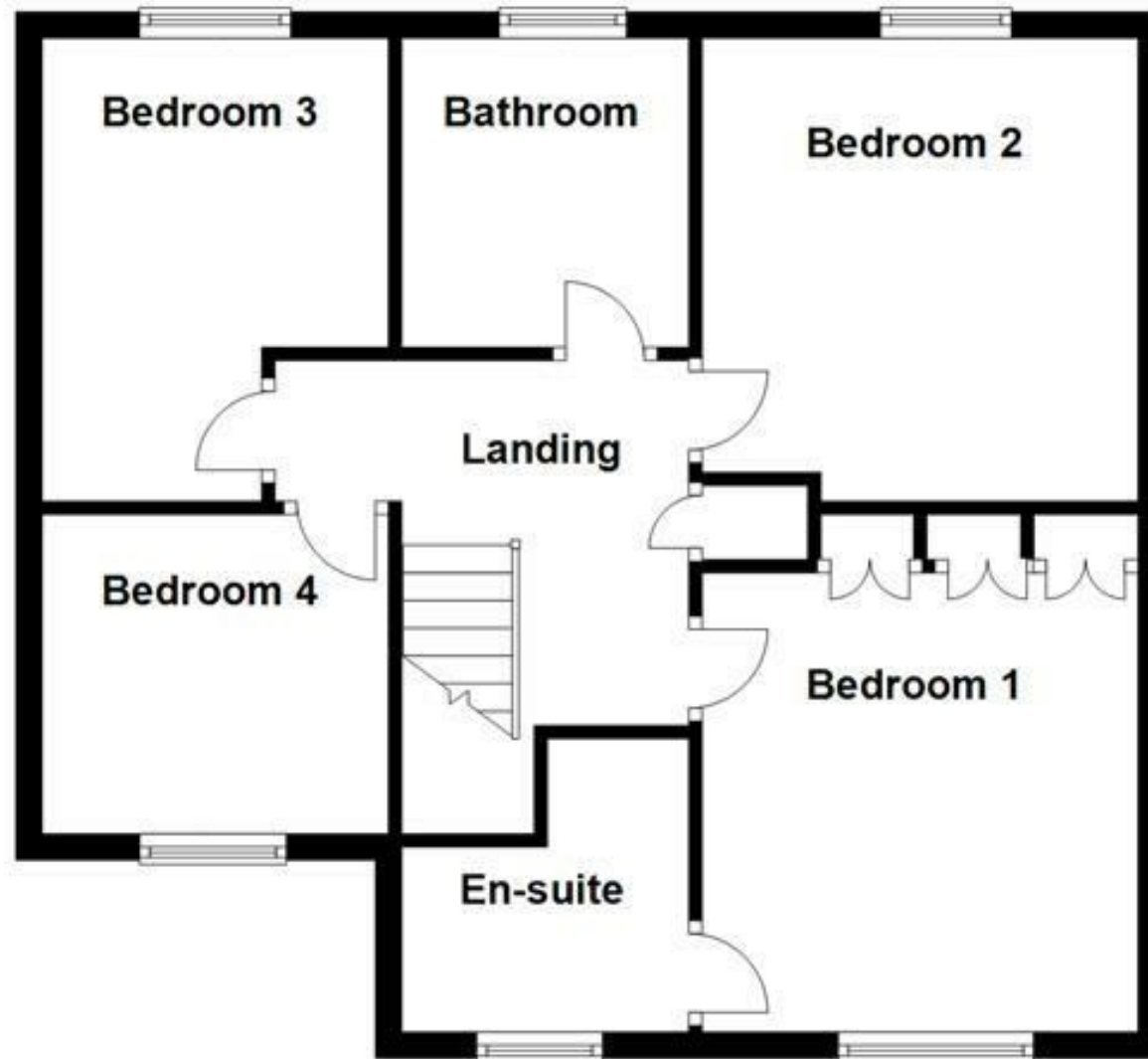


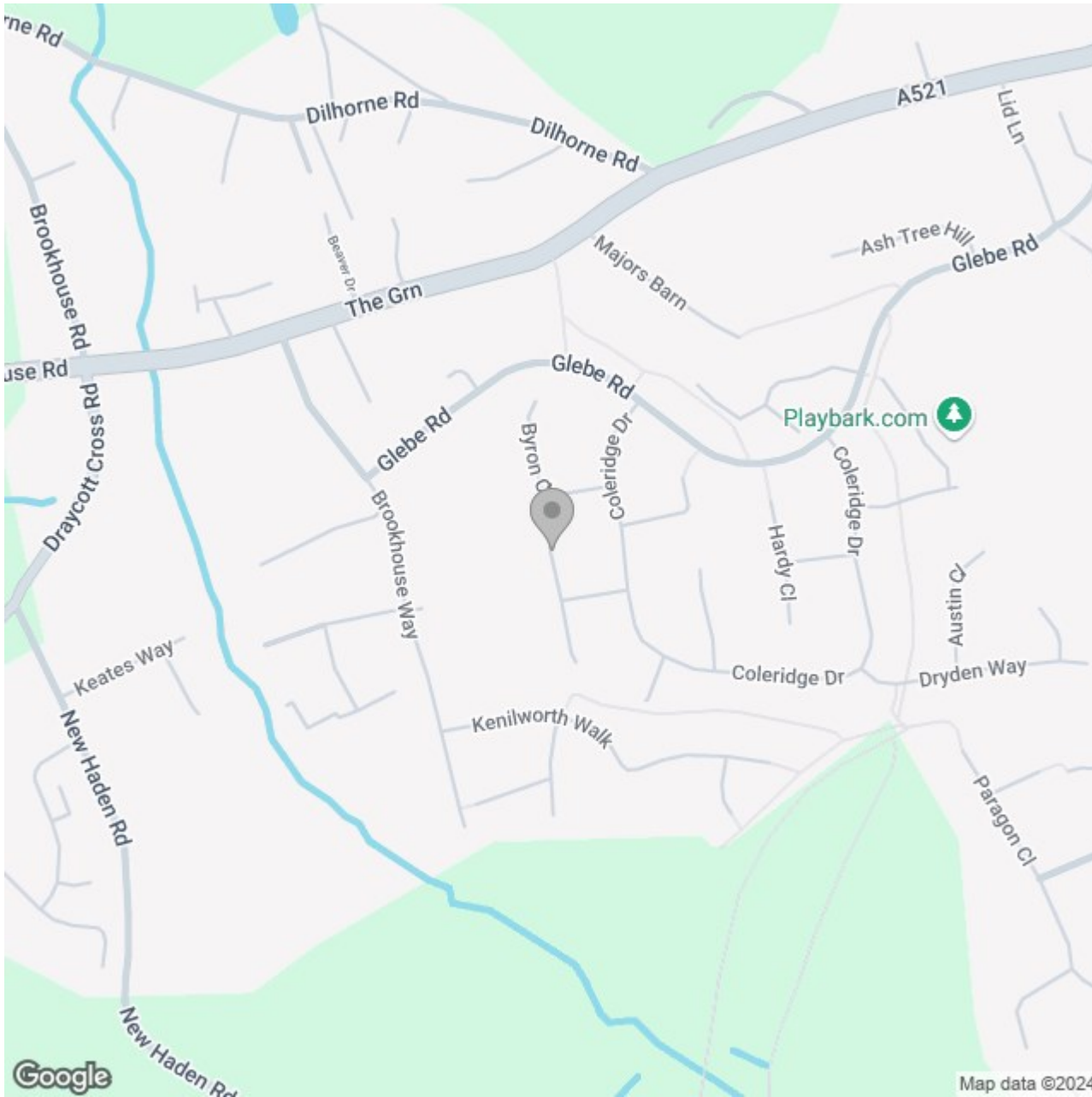
## Ground Floor



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





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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 2002/91/EC	