





This modern, detached four bedroom home is located within a popular development and offers a range of attractive features, including good access to local amenities such as a doctors surgery and convenient transport links.

The property itself has been thoughtfully designed with a carefully landscaped rear garden, created by the current owners to maximise outdoor enjoyment and relaxation. In addition, a garage alongside off-street parking provides secure shelter for your vehicles.

Inside the property, there are four well-proportioned bedrooms to accommodate a growing family or allow flexibility for guests. The master bedroom benefits from an en-suite facility, adding to the convenience and privacy of this desirable abode.

The impressive kitchen-diner opens out onto the garden, creating a bright and airy space for family meals or entertaining guests. There are also two additional reception rooms, versatile enough to provide additional space for a study or a formal sitting room.

Overall, this fantastic property is sure to appeal to those seeking a modern home with spacious living areas, contemporary amenities and a beautiful outdoor space.



 **ABODE**
SALES & LETTINGS

Accommodation

Leading through a composite front entrance door into:

Entrance Hall

With stairs rising to the first floor, under stairs storage cupboard and doors leading off to:

Living Room

With central heating radiator and a double glazed window to the front elevation.

Study

With central heating radiator and a double glazed window to the front elevation.

WC/cloaks

With low level WC, pedestal wash hand basin with mixer tap and tiled splash back, central heating radiator and electric extractor fan.

Kitchen Diner

With a selection of matching wall and base units having a roll edge preparation work surface having stainless steel sink with mixer tap and drainer, six ring gas hob with over hob extractor, electric oven and grill, integrated fridge freezer and dishwasher, under counter drawers, recessed spotlighting, breakfast bar with over hang for seating, two central heating radiators, two double glazed windows to the rear elevation, French doors leading out onto the garden and an opening leading to the utility room.

Utility Room

With a selection of wall mounted units, space for washing machine and under counter white goods, wall mounted gas boiler and a side entrance door.



First Floor Landing

With loft hatch, airing cupboard and doors leading off to:

Master Bedroom

With built in wardrobe, central heating radiator, double glazed window to the front elevation and a door leading to the en-suite shower room.







En-suite Shower Room

With a three piece suite comprising: double shower cubicle with glass sliding door and gravity shower over, low level WC, pedestal wash hand basin with mixer tap over, partially tiled walls, double glazed window to the side elevation and an electric extractor fan.

Bedroom Two

With central heating radiator, double glazed window to the front elevation and double built in wardrobe.

Bedroom Three

With central heating radiator and a double glazed window to the rear elevation.

Bedroom Four

With central heating radiator and a double glazed window to the rear elevation.

Family Bathroom

With a four piece suite comprising: low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower handset over, shower cubicle with shower over, partially tiled walls, electric extractor fan and a double glazed window to the rear elevation with opaque glass.

Outside

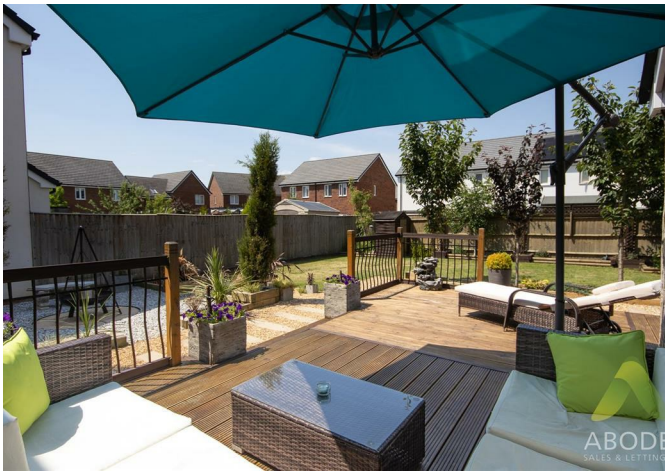
This delightful property boasts an impressive outside area, offering a tastefully landscaped fore garden with a hedged frontage and a central pathway leading to the front entrance door. To the side is a tarmac driveway leading to the garage, providing convenient off-street parking.

The rear elevation is equally stunning, featuring a gorgeous garden with multiple seating areas, including a spacious patio area perfectly suited for hosting barbeques and an elevated decked area ideal for

relaxing. Along with a pathway that leads to the lawn, the entire area is securely enclosed by timber fencing.

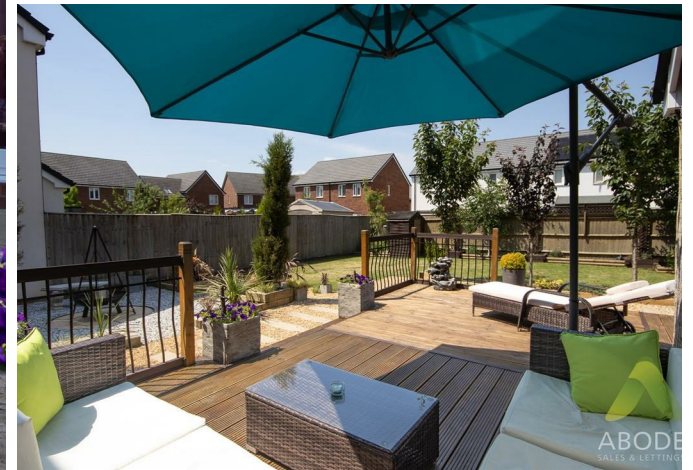
These outdoor spaces have been thoughtfully designed to provide a tranquil retreat, while still offering ample space for entertaining and socialising with family and friends.



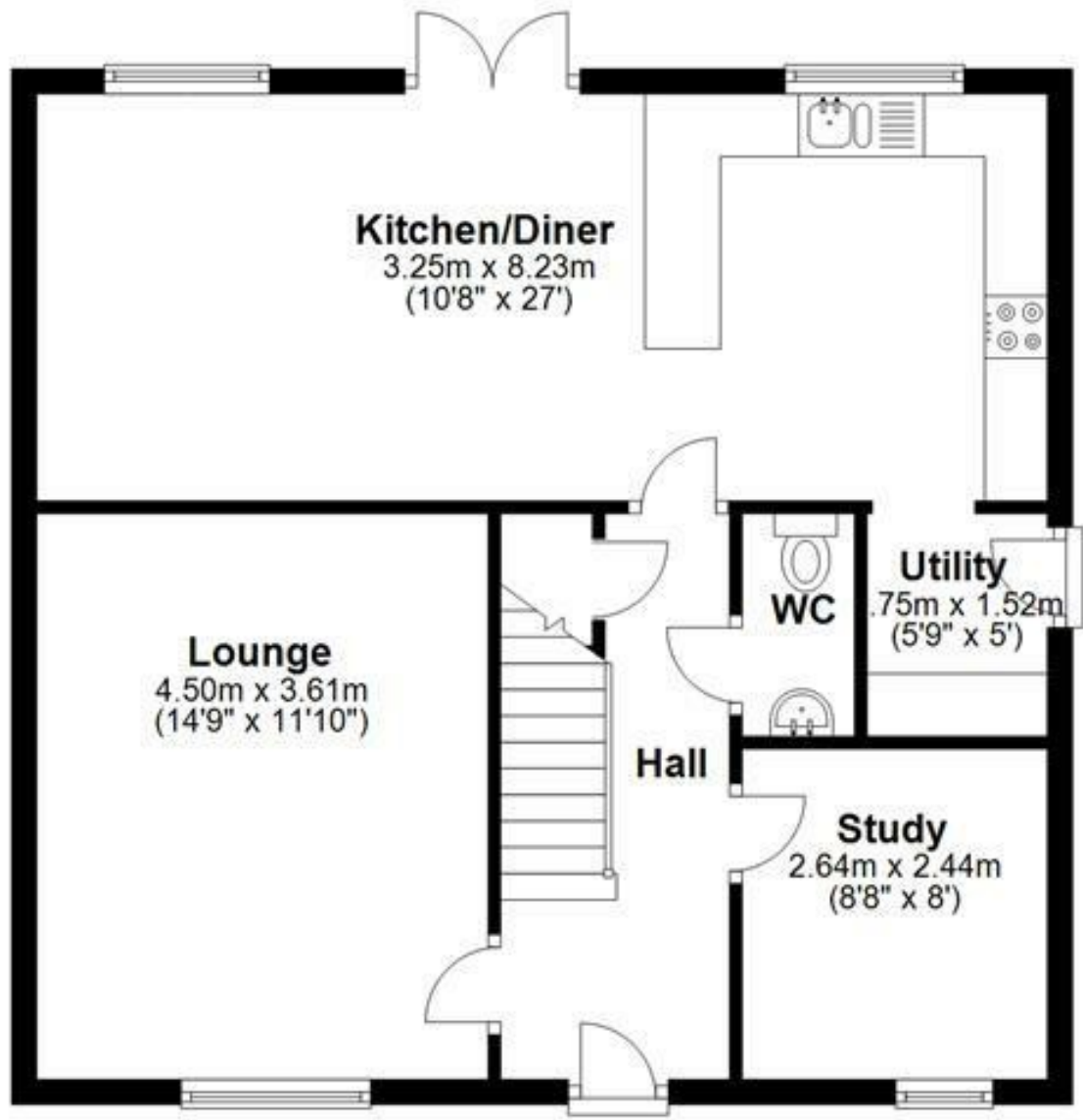






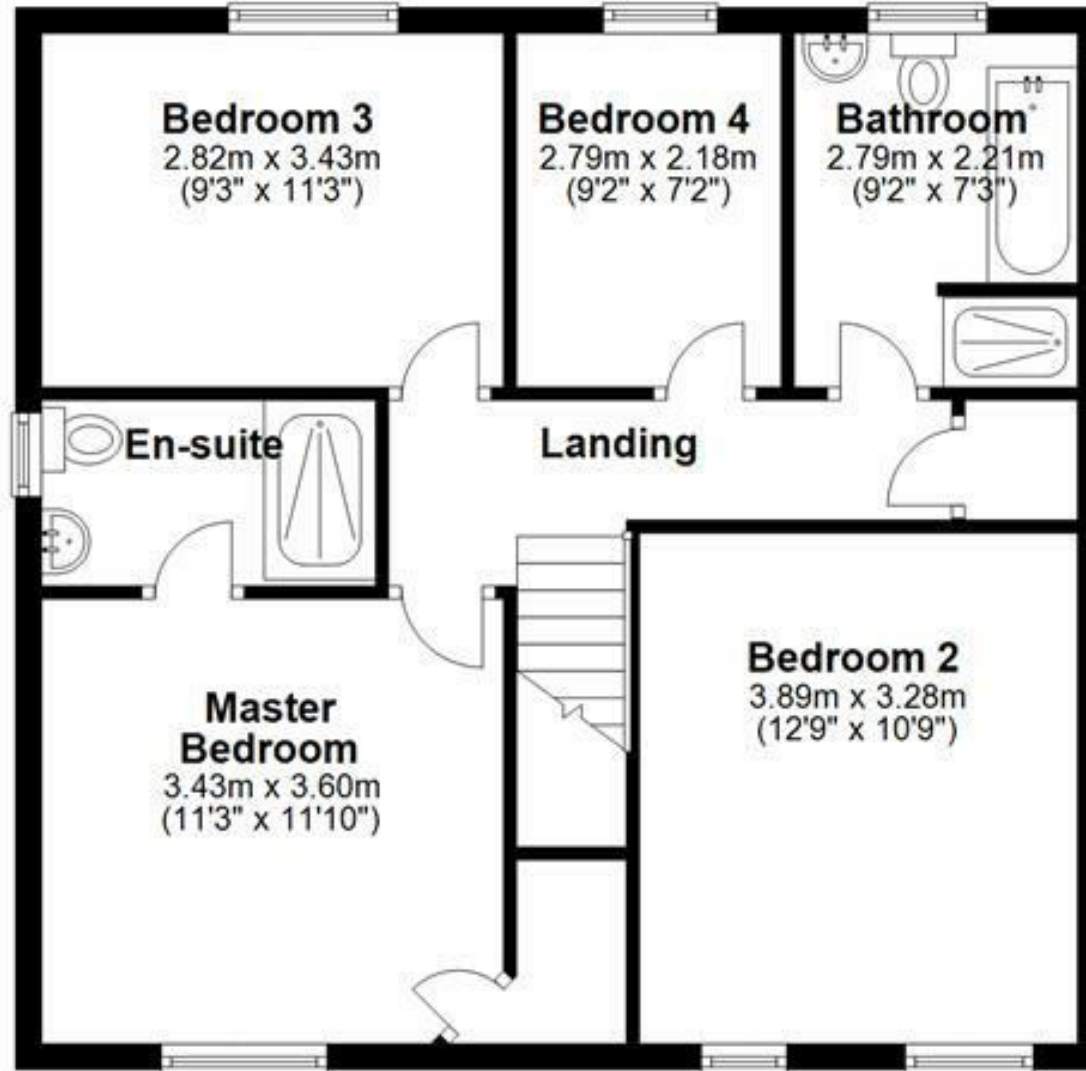


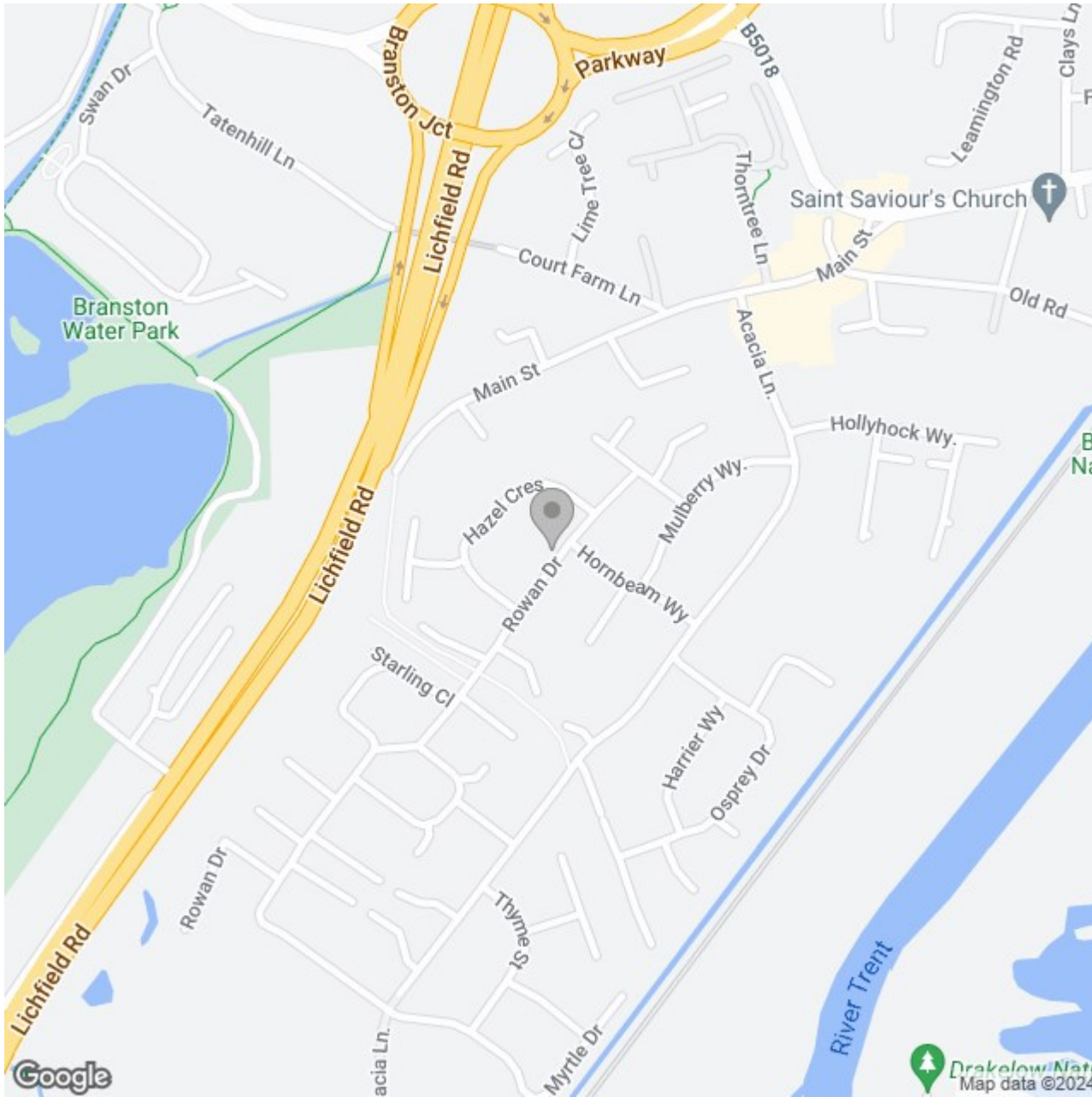
Ground Floor




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

First Floor





Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 97 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (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 |  |