





**\*\* REDUCED FOR A QUICK SALE \*\* PART EXCHANGE  
CONSIDER \*\***

**\*\* HIGH SPECIFICATION THREE BEDROOM SEMI-  
DETACHED WITH SOUTH FACING GARDEN AND  
LARGE DRIVEWAY \*\* WONDERFUL VIEWS TO REAR  
\*\* QUIET LOCATION \*\* CLOSE TO LOCAL  
AMENITIES \*\***

Abode Estate Agents are thrilled to present this attractive three-bedroom semi-detached home to the market. Nestled within a sought-after residential development, it boasts convenient proximity to local amenities, including a Tesco Express Store and Memorial Park, all within walking distance.

Having been sympathetically upgraded by the current owners and re-carpeted throughout, the property offers the comforts of UPVC double glazing and gas central heating. The layout comprises a welcoming reception hallway with a ground floor cloakroom/WC, a generous lounge featuring an open-plan staircase, and a modern kitchen.diner. Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom. Outside, the property features a sizeable front garden, a driveway, and a private rear garden accessible via a side gate.

Viewings on this property are strictly by appointment only and can be arranged by contacting Abode Estate Agents.



### Hallway

With a UPVC double glazed window to side elevation, central heating radiator, composite front entry door leading into:

### Cloaks/WC

With a UPVC double glazed frosted glass window to the front elevation, low-level WC with continental flush, pedestal wash hand basin with mixer tap and base level storage, complementary tiling to lower half, chrome heated towel radiator and USB electrical socket points.

### Lounge

With a focal point gas fireplace with Marble surround, TV aerial point, an under stairs storage cupboard with lighting, housing the electrical distribution board, fibre broadband connection and continued lounge flooring throughout. Internal doors from the lounge lead to:







### Kitchen/Diner

With a UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading to the rear patio. The kitchen features a range of matching high gloss, base and eye-level storage cupboard and drawers with wood block effect drop edge preparation works surfaces and splashback. A range of integrated appliances include a four ring stainless steel gas hob with matching extractor hood, double oven/grill, integrated microwave, dishwasher and washing machine, composite sink with drainer and spray mixer tap, TV aerial point, integrated fridge and freezer, vertically mounted central heating radiator, complementary tiled flooring throughout, spotlighting to ceiling and in housing is the combination central heating Worcester Bosch gas boiler



### Landing

With a UPVC double glazed frosted glass window to the side elevation, central heating radiator, smoke alarm, access into loft space via hatch, internal door leads to:

### Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece family bathroom suite comprising of low-level WC with continental flush, vanity wash hand basin with mixer tap, panelled bath unit with waterfall showerhead and glass screen, towel radiator and extractor fan.



### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator and built-in triple wardrobe with hanging rails and shelving.

### Bedroom Two

With a UPVC double glazed window to the rear elevation which benefit from overlooking far reaching aspects and central heating radiator.

### Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator and a useful over stairs storage cupboard

### Outside

The property is positioned at a distance from the road, set back behind a spacious front lawn adorned with mature trees, while a side driveway offers generous off-road parking for multiple vehicles. A side access gate leads to: The charming rear garden, which offers a semi-private setting, shielded from direct view and featuring fence panels for boundaries. It boasts a well-maintained lawn surrounded by various shrubs and trees. The south-facing patio area is perfect for summer entertaining. The sale includes a garden shed and is enhanced externally by additional plug sockets.



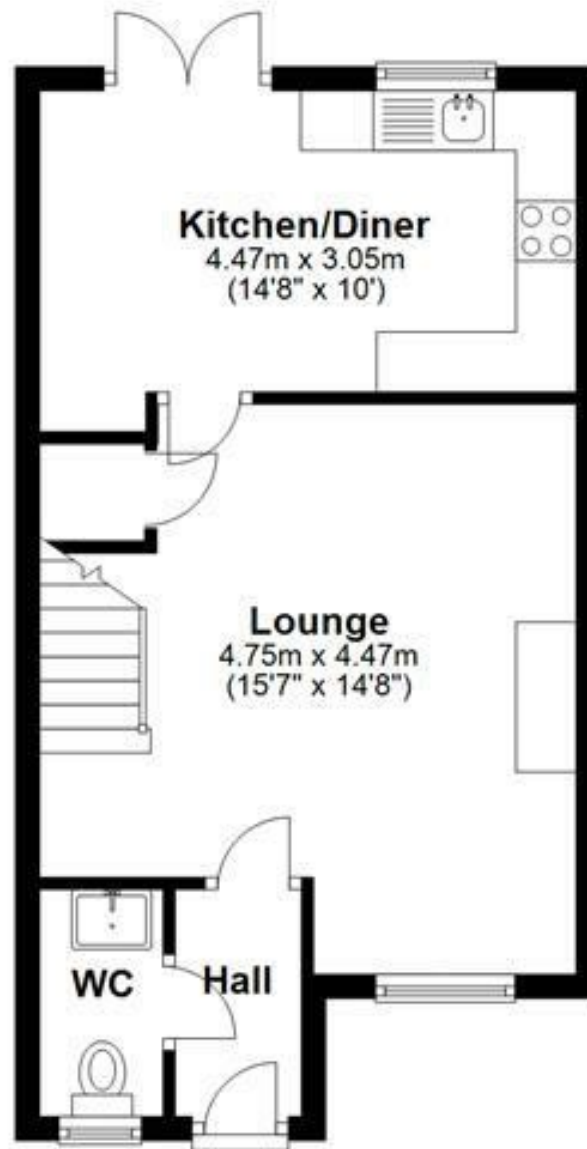






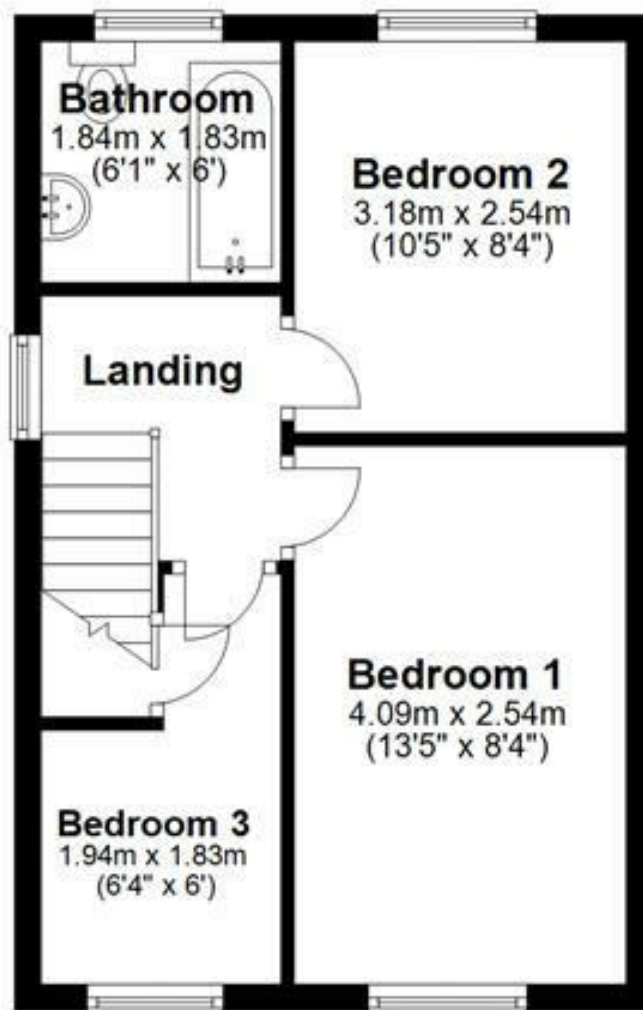


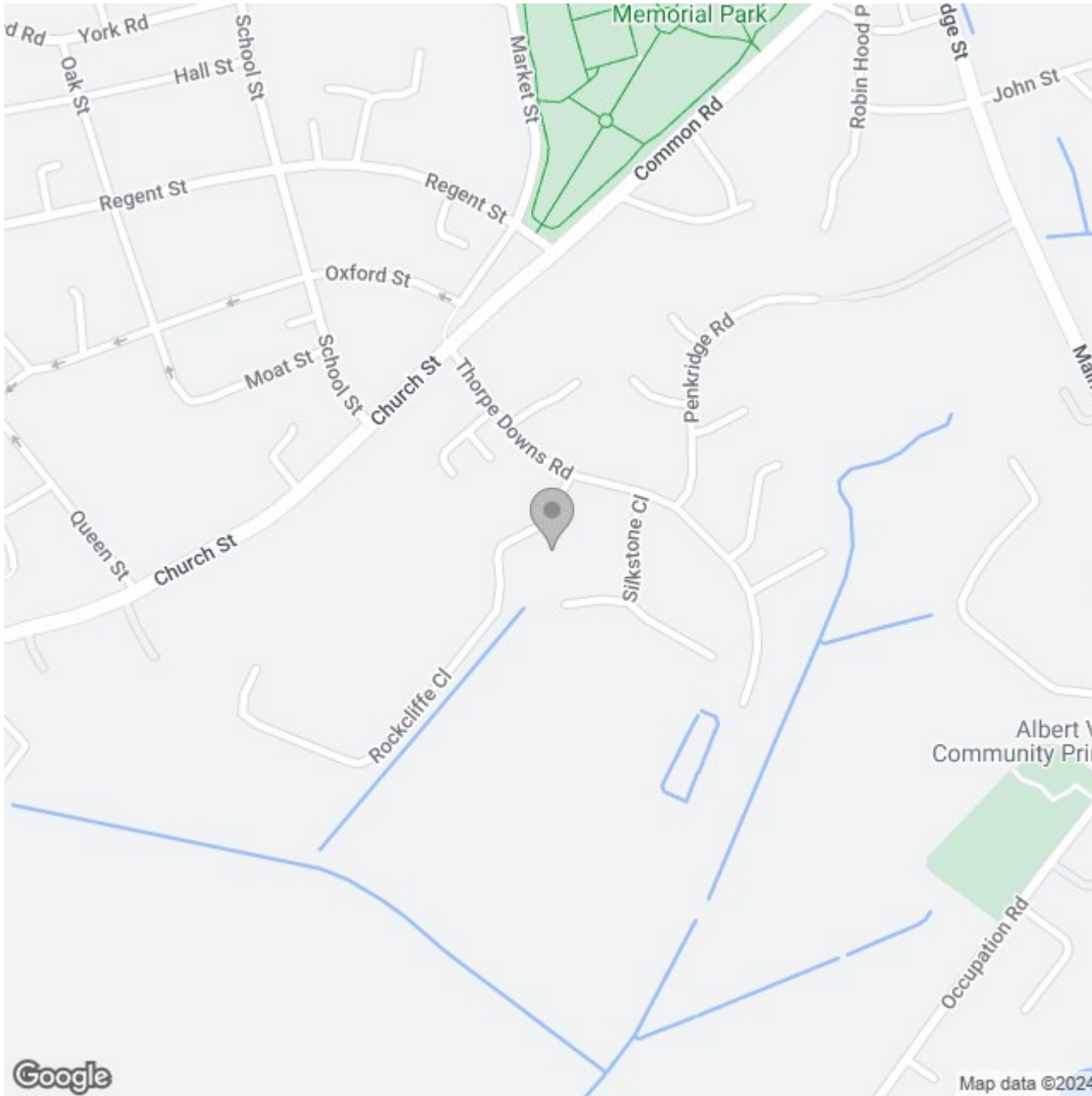
## Ground Floor



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>		
(69-80) <b>C</b>	<b>71</b>	<b>76</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	