





ABODE estate agents are proud to offer this modernised and much improved family detached residence situated in a popular residential Cul-De-Sac location, offering a new fitted room, timber and guttering, UPVC double glazing and central heating throughout. Briefly comprising of entrance hallway, lounge to front elevation, an open plan living dining kitchen with a full range of built in appliances and door to rear garden. The first floor provides three generous bedrooms and a modern refitted family bathroom. The interior accommodation is presented to a high standard with the outside offering tarmacadam driveway providing off road parking for a variety of vehicles leading to a single garage and gated access to an established rear garden. All internal viewings are strictly by appointment only.



 **ABODE**
SALES & LETTINGS

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ACCOMMODATION

Double glazed side entrance door with matching side panel leading to:

ENTRANCE HALLWAY

With tiled floor, single radiator, staircase rising up to the first floor accommodation and internal oak doors leading off to:

LOUNGE

With single radiator, UPVC double glazed bay window to the front elevation, an additional stylish upright radiator and coving to ceiling.



DINING KITCHEN

A modern fitted dining kitchen incorporating a stainless steel single drainer sink unit, a selection of white gloss fronted base cupboard and drawers, eye level wall units, NEFF integrated five ring gas hob with extractor hood above, NEFF built in single oven, integrated fridge, integrated slimline dishwasher, integrated washing machine, a useful under stairs storage recess housing fridge freezer space, upright radiator, LED spotlights to ceiling and UPV double glazed windows and doors leading out onto the rear garden.







FIRST FLOOR LANDING

With access to loft space with drop down ladder, airing cupboard and doors leading off to:

MASTER BEDROOM

With a UPVC double glazed window to the rear elevation and single radiator.

BEDROOM TWO

With a UPVC double glazed window and radiator.

BEDROOM THREE

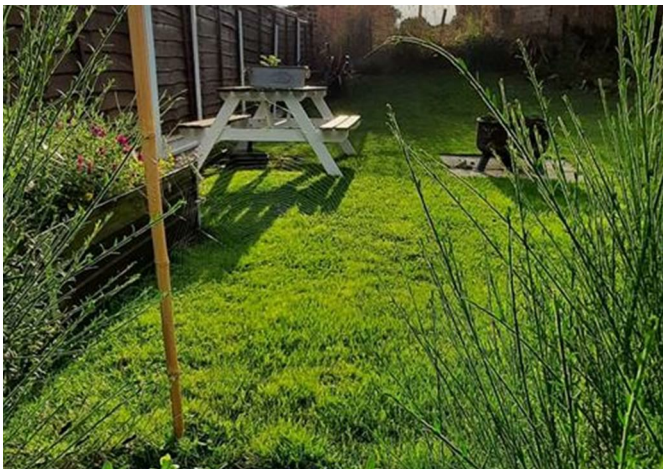
With a UPVC double glazed window and radiator.

BATHROOM

with low level WC, hand wash basin with storage cupboard below, P shaped shower bath with central taps and shower over, complimentary tiling to walls, UPVC double glazed window and radiator.

OUTSIDE

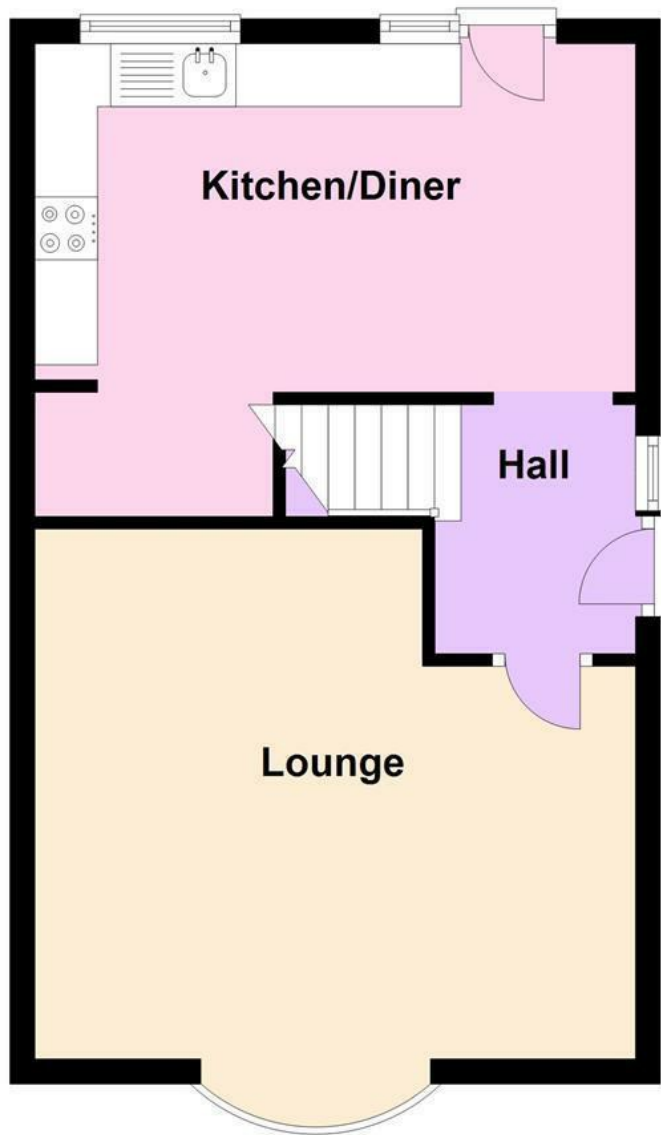
The property offers off road parking to the front elevation for several vehicles with driveway to the side of the property leading to a single detached garage and gated access to an established rear garden with paved patio and lawn.



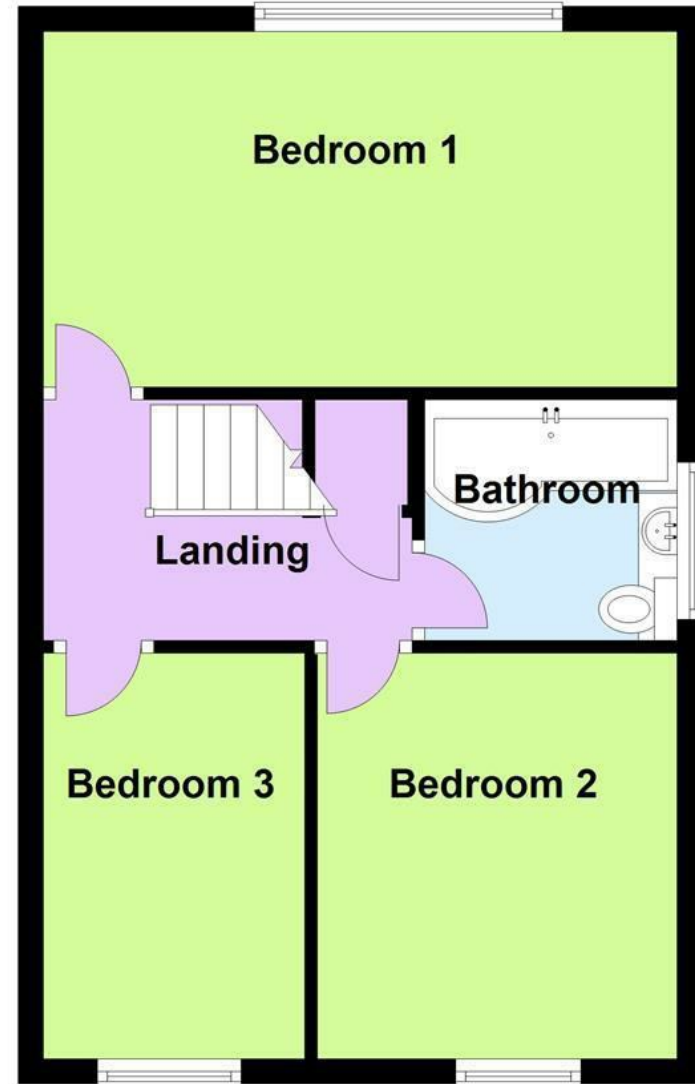




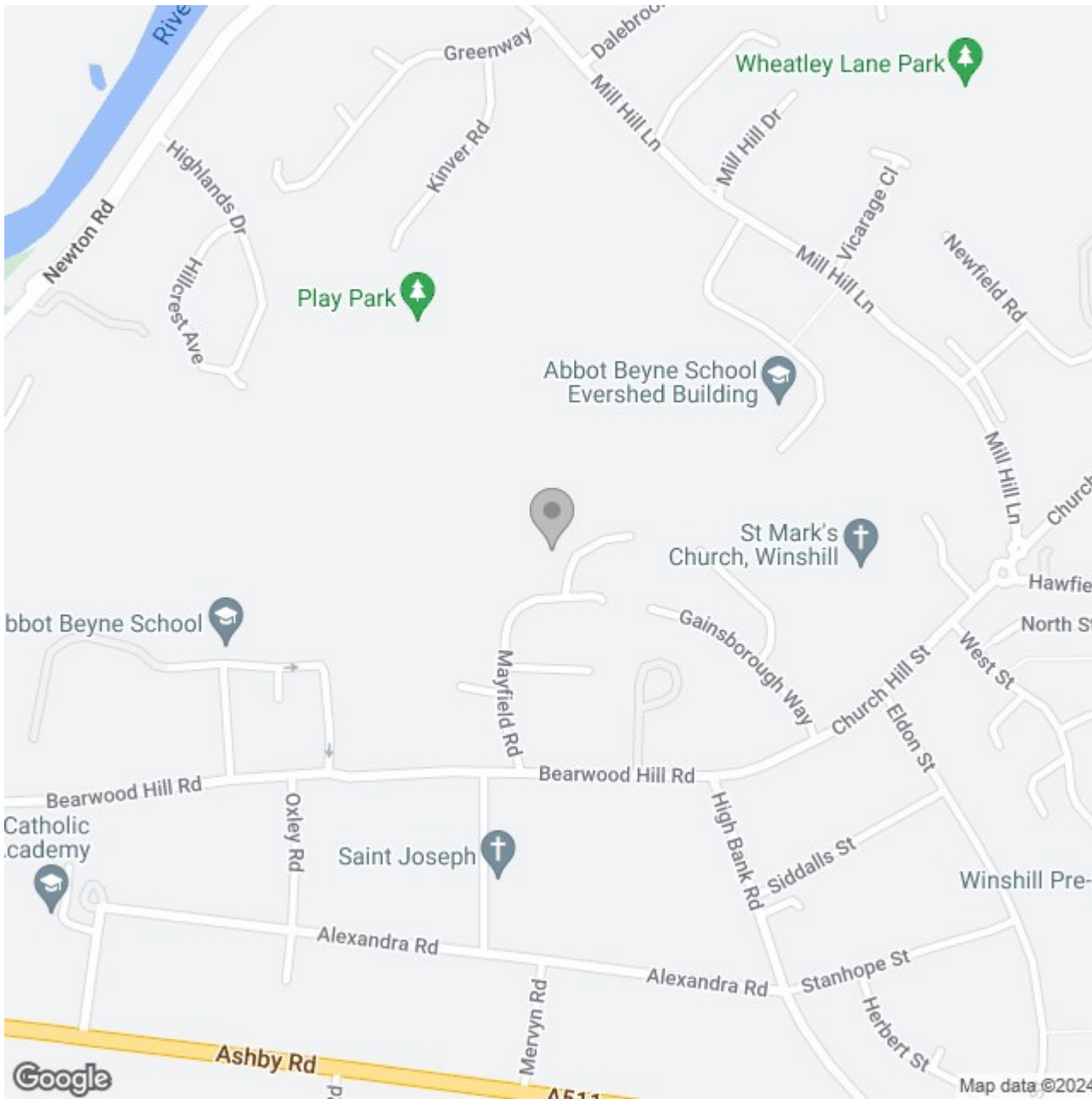
Ground Floor



First 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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	