





A detached property situated on the sort after new development in Stretton having the benefit of UPVC double glazing and gas central heating, the internal accommodation provides entrance hallway, guest cloakroom, open plan living dining/kitchen, lounge with Patio doors leading out to rear garden. The first floor provides master bedroom with en suite shower room, two further good sized bedrooms and fitted family bathroom., Outside the property offers a corner plot with front and side lawn gardens, side driveway providing off road parking, single detached garage and gated access to a well maintained established rear garden. The home is ideally suited within easy reach of the local amenities in the heart of Stretton and a commutable distance of the A38 linking major road networks. All viewings strictly by appointment only.



THE ACCOMMODATION

Front entrance door leading to entrance hallway.

??ENTRANCE HALLWAY Stairs rising to first floor with under stairs storage cupboard, single radiator and doors leading off to:-

??GUEST CLOAKROOM Fitted with a modern white suite with low level wc, hand wash basin, single radiator and UPVC double glazed window. ??

LOUNGE 18' 4" x 10' 2" (5.59m x 3.1m) A dual aspect lounge with UPVC double glazed window to the front elevation, opening French doors onto rear garden and radiator. ??

KITCHEN/DINER 18' 5" x 9' 5" (5.61m x 2.87m) Open plan living kitchen/diner incorporating a one and half bowl stainless steel single drainer sink unit built into work preparation surfaces, selection of base, cupboards and drawers, matching eye level wall units, integrated oven, four ring gas hob, chimney style extractor, free standing slimline dishwasher space, fridge/freezer space and plumbing and appliance space for washing machine, UPVC double glazed door to the driveway. The dining area has UPVC double glazed windows to front and side aspect and a double radiator. ??

FIRST FLOOR LANDING UPVC double glazed window to the rear elevation, airing cupboard and doors leading off to:

??MASTER BEDROOM 18' 4 (max) " x 10' 1" (5.59m x 3.07m) UPVC double glazed window to the front



elevation, single radiator and door to en suite ??

EN SUITE Fitted with a white suite with low level wc, hand wash basin, walk in double shower enclosure, UPVC double glazed window and radiator. ??

BEDROOM TWO 10' 9" x 8' 5" (3.28m x 2.57m) UPVC double glazed window and radiator. ??

BEDROOM THREE 7' 6" x 9' 1" (2.29m x 2.77m) UPVC double glazed window and radiator. ??



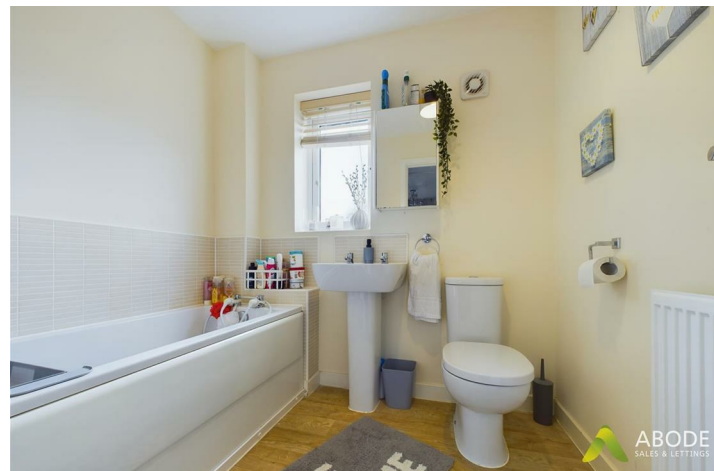




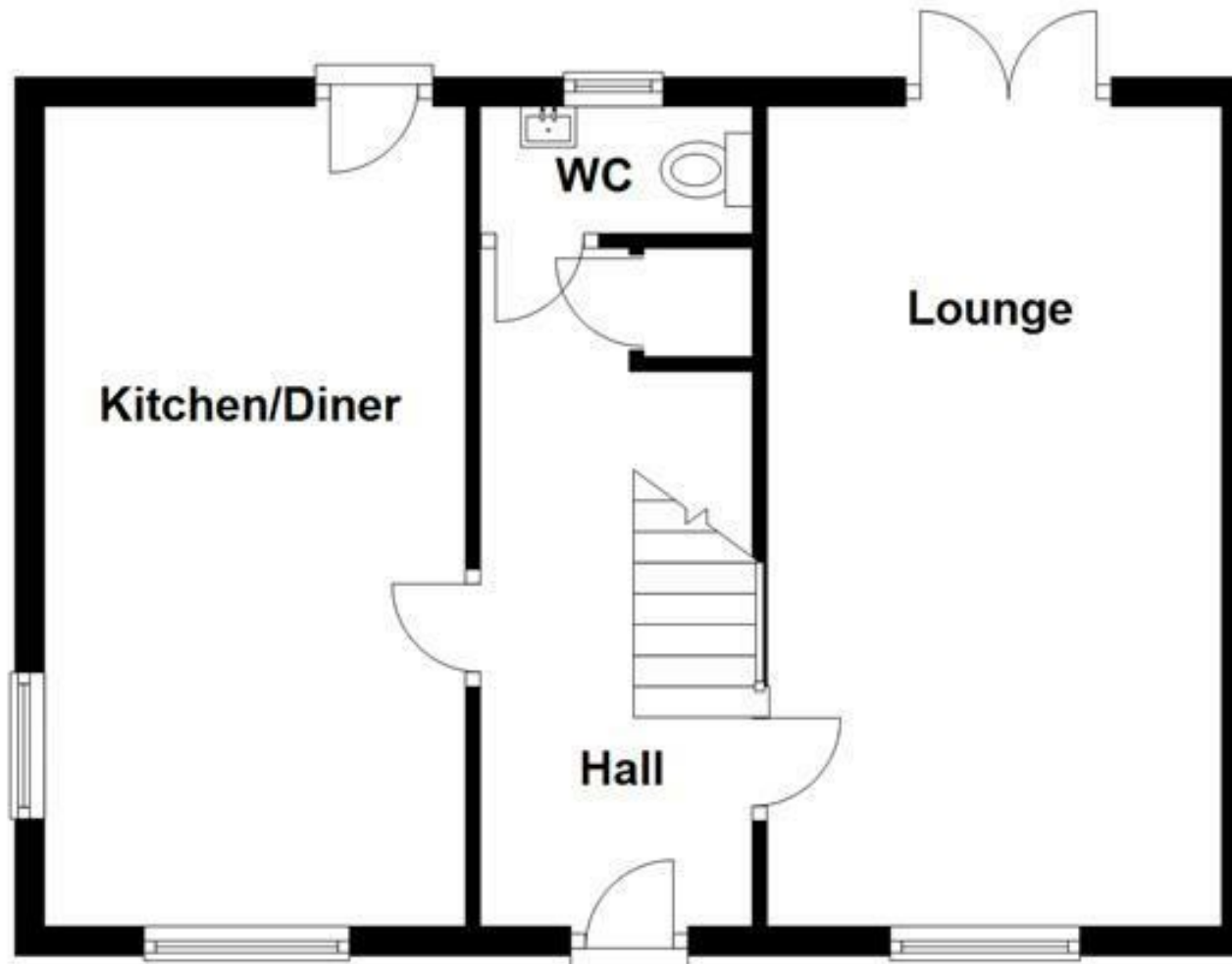
BATHROOM 6' 1" x 7' 2" (1.85m x 2.18m) Fitted with a three piece white suite, low level wc, pedestal hand wash basin, panelled bath, single radiator, UPVC double glazed window and extractor fan.





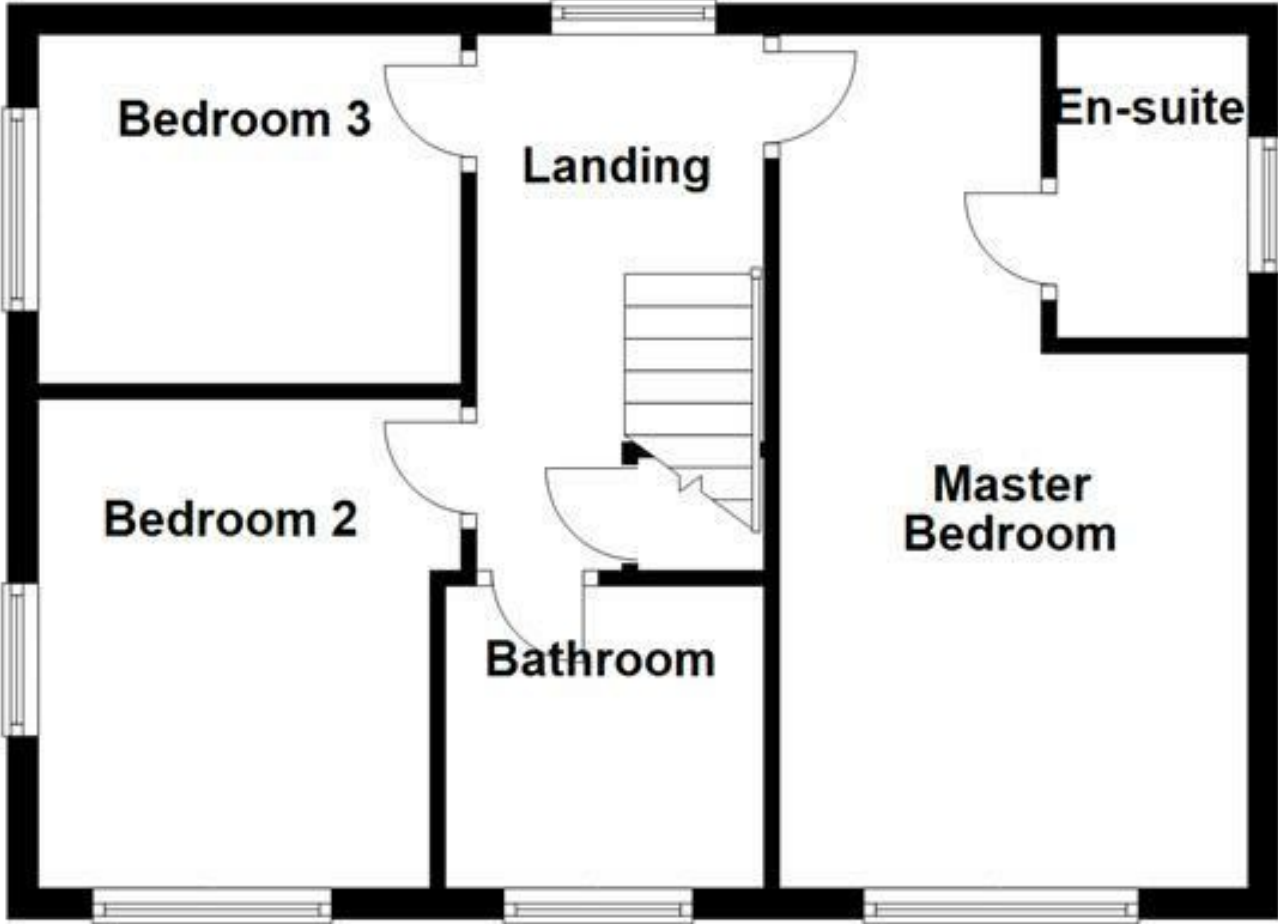


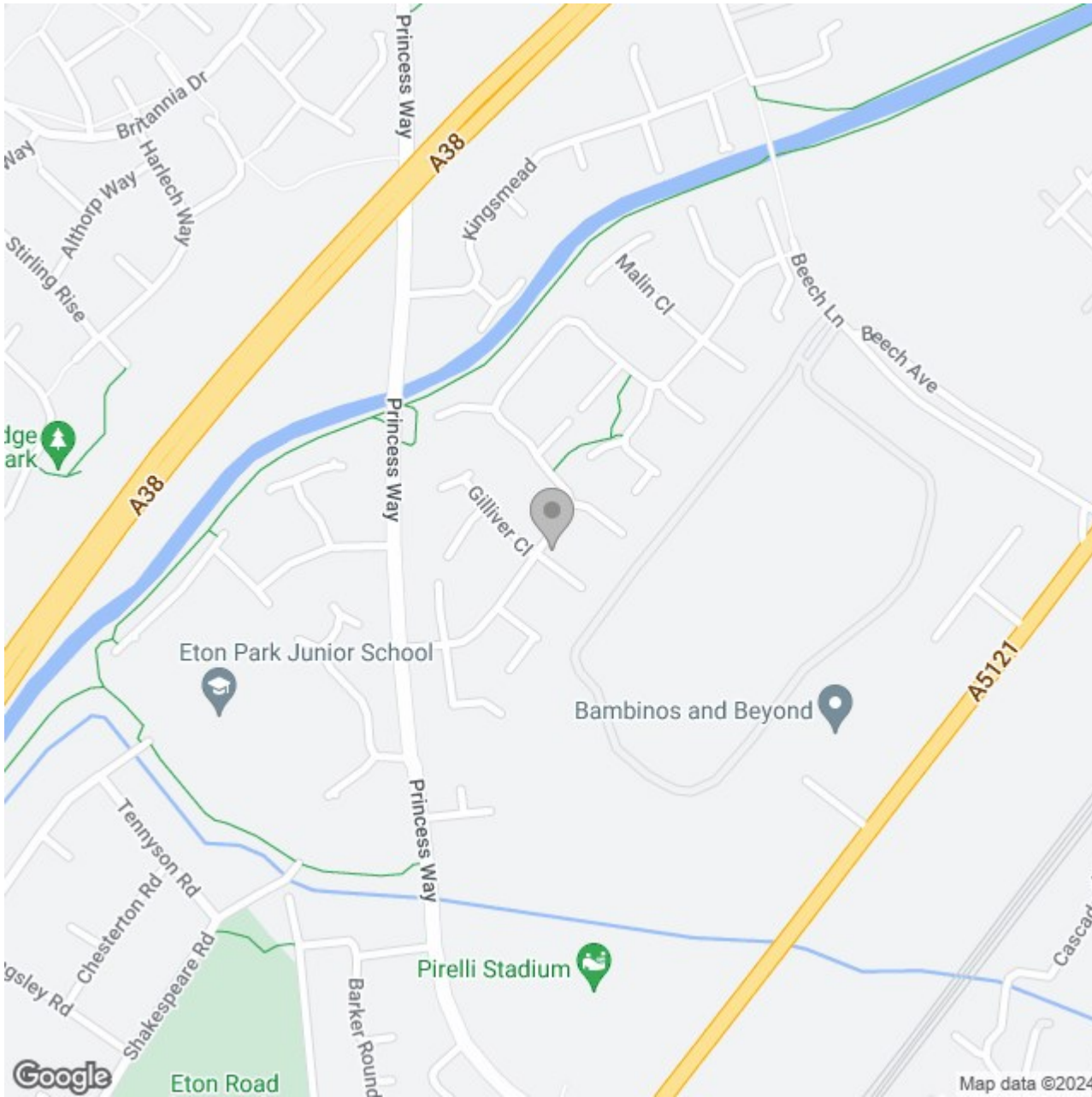
Ground Floor



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		
(81-91) B		
(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	