





******* STUNNING EXTENDED FAMILY HOME IN SOUGHT AFTER LOCATION *******

This is a great opportunity to purchase a well presented property offering good size accommodation and ample parking. In brief the property offers a storm porch and hall, lounge, study and a new fitted kitchen with dining area and open through to the garden room.

Also on the ground floor is a utility room and guest cloakroom. The first floor offers four double bedrooms, master with a dressing room and new fitted en suite shower room. The family bathroom has recently been re-fitted with a free standing bath and shower cubicle. Ample parking to the front, single garage and an enclosed rear garden. **INTERNAL VIEWING IS HIGHLY RECOMMENDED.**



 **ABODE**
SALES & LETTINGS

HALL

Storm porch with entrance door into the hall with stairs to the first floor, radiator, storage cupboard and doors to -

LOUNGE

19'7 x 11'5

Two upvc double glazed windows to the front, inset modern fireplace and radiator.

STUDY

7'10 x 6'1

Upvc double glazed window and a radiator.

KITCHEN DINER

25'0 x 7'9

Newly fitted kitchen with wall mounted, base and drawer units with solid oak work surfaces. Fitted electric double oven and microwave, electric hob with extractor. Integrated dishwasher and fridge freezer, upvc double glazed window to the rear and a door to the utility room and a radiator. The dining area offers a radiator and opens into the garden room.

GARDEN ROOM

10'8 x 9'4

Solid Oak frame with double glazed windows, vaulted ceiling, radiator and doors onto the garden.

UTILITY ROOM

4'1 x 7'0

Plumbing and space for a washing a machine and further appliance space, door to the garden and a door to the cloakroom.

CLOAKROOM

Low flush wc, wash hand basin.



FIRST FLOOR LANDING

Double storage cupboard, upvc double glazed window, loft access and doors to -

BEDROOM I

11'1 x 11'0

Upvc double glazed window, radiator and doorway into dressing room.

DRESSING ROOM

8'4 x 7'1

Fitted shelves and hanging and door to the en suite.







EN SUITE

8'0 x 4'11

Walk in shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

11'5 x 10'0

Upvc double glazed window and a radiator.

BEDROOM 3

11'5 x 9'2

Upvc double glazed window and a radiator.

BEDROOM 4

11'10 x 8'5

Upvc double glazed window and a radiator.



BATHROOM

8'6 x 7'5

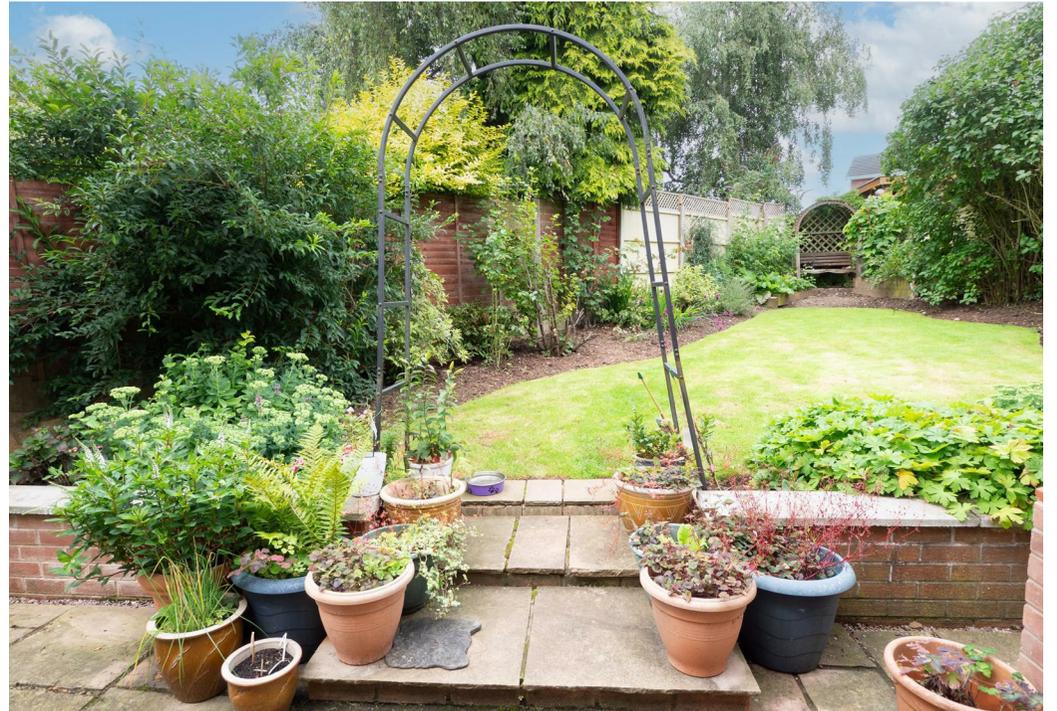
Free standing bath with a mixer tap and a shower attachment, walk in shower, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

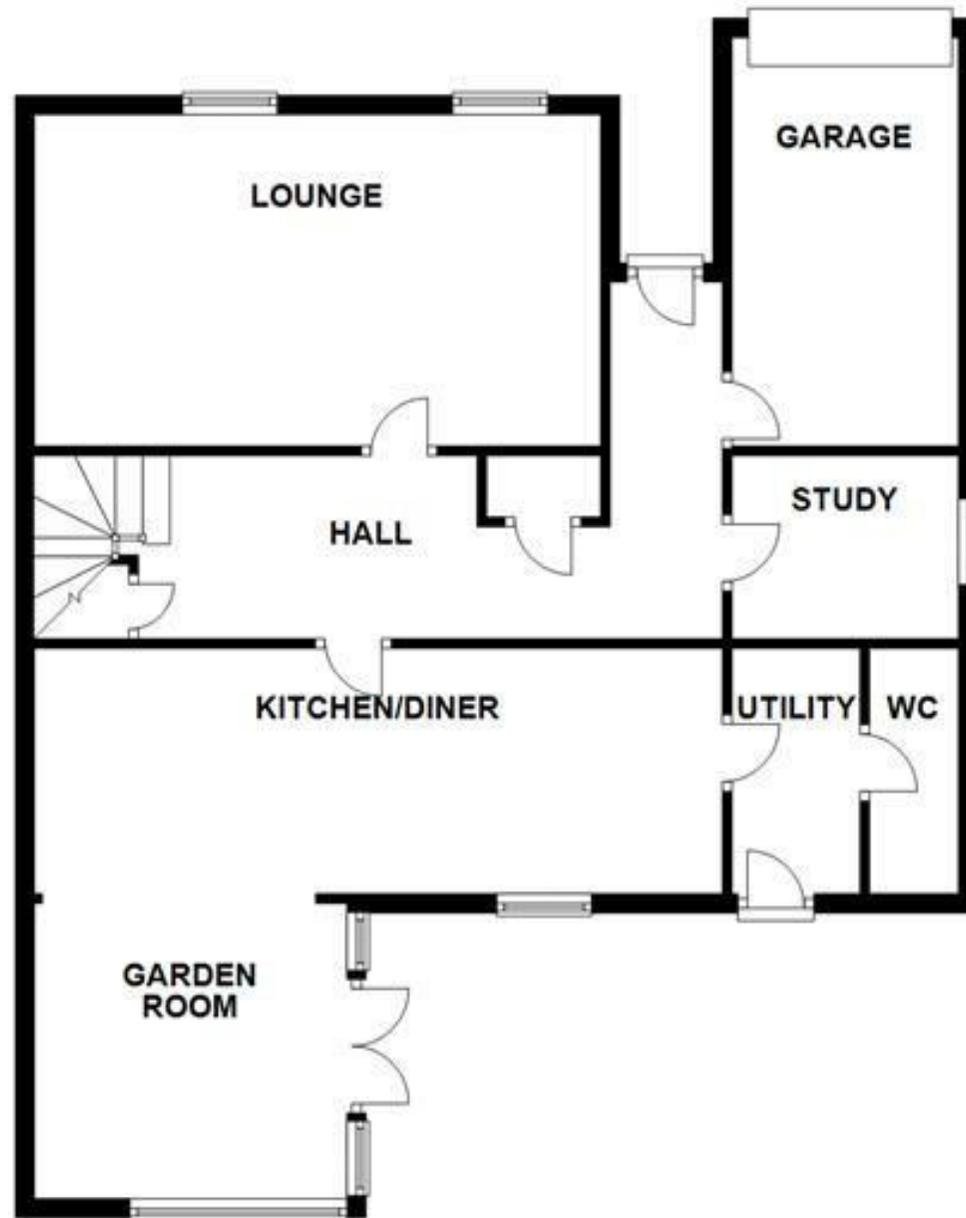
Ample parking to the front with a single garage, side gated access to an enclosed rear garden with a lawn and paved patio, mature shrubs and trees.







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

