

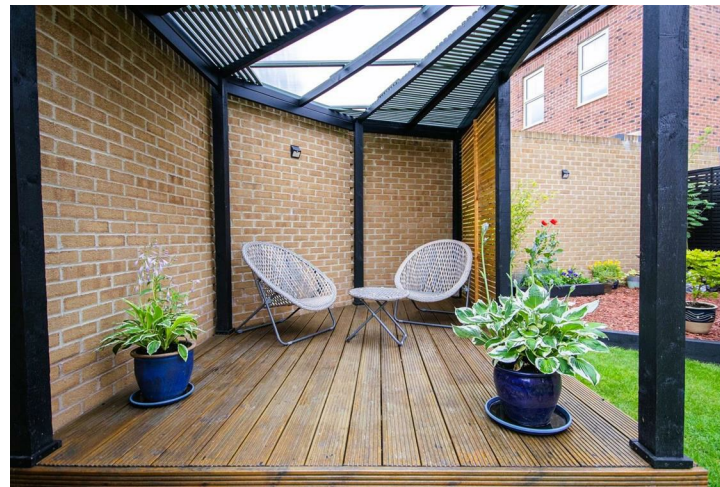




Presenting this impeccable and stylish four-bedroom detached home, ideally located in a sought-after area with excellent access to local amenities. This stunning property boasts a fabulous kitchen diner, complete with a breakfast bar, creating a delightful space for everyday dining. The living room is bright and spacious, offering a welcoming atmosphere for relaxation. Additional features include a utility room, a convenient downstairs WC, and four generously sized bedrooms. The master bedroom boasts an en-suite shower room, while a three-piece family bathroom caters to the needs of the whole household.

Built only three years ago, this property benefits from a remaining builder's warranty and modern insulation, ensuring optimal comfort and energy efficiency. With central heating in place, this home proudly boasts an impressive Energy Rating B.

This exceptional home offers a superb blend of modern comfort, elegant design, and convenient living. Don't miss out on this incredible opportunity to make it your own. Contact Abode Estate Agents today to arrange a viewing and take the first step towards owning this remarkable property.



Accommodation

Step inside this remarkable home through the striking composite front entrance door, and you'll find yourself in the vibrant entrance hallway. With its tiled flooring, two windows, and a central heating radiator, this impressive space sets the tone for the rest of the property. A useful storage cupboard and doors leading to the kitchen diner and living room complete the picture.

Prepare to be captivated by the kitchen diner, a light and airy space that will leave you inspired. Adorned with white matching wall and base units, a straight edge preparation work surface with an overhang for seating, and integrated appliances including a fridge freezer and dishwasher, this kitchen is truly a chef's dream. The ceramic hob with extractor over and stainless steel splashbacks, coupled with an oven below, add a touch of elegance. With three double glazed windows, tiled flooring, a central heating radiator, and recessed spotlighting, this room is as functional as it is stylish. Plus, there's a convenient door leading to the utility room.

The utility room offers integrated washing machine and leads to a two-piece WC/cloaks. You'll also find a side door that provides easy access to the driveway. Convenience and practicality are at the forefront of this home's design.

The living room is a true delight, with double glazed French doors that open up to the garden, allowing natural light to flood the room. A central heating radiator and a side window add to the warmth and charm of the space.

Ascend to the first floor via the dog leg step case, and you'll discover a landing that leads to a host of fantastic features. An airing cupboard, a loft hatch, and doors that open up to the various rooms await you.

The master bedroom offers a haven of tranquility, with bespoke built-in wardrobes, a central heating radiator, and a double glazed window. Connected to the master bedroom is an en-suite shower room that boasts a three-piece suite, including a shower cubicle, a low-level WC, a pedestal wash hand basin with a mixer tap, and an electric extractor fan.

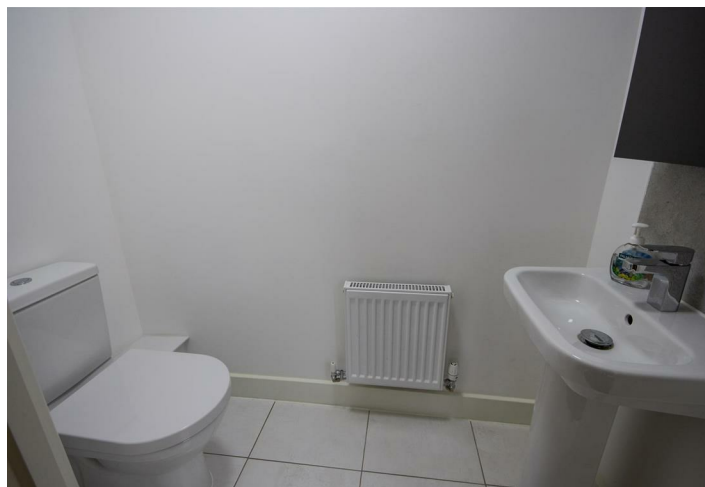
The second bedroom features a fitted bespoke wardrobe, a central heating radiator, and a double glazed window that overlooks the serene rear elevation. The third and fourth bedrooms are flooded with natural light from their dual aspect windows, and the third bedroom also benefits from a built-in bespoke wardrobe. Each of these rooms is designed with comfort and style in mind.

Completing the first floor is the family bathroom, exuding elegance and functionality. Featuring a three-piece suite comprising a low-level WC, a pedestal wash hand basin with a mixer tap, and a bath with a shower over. A double glazed window and a heated ladder towel rail add the finishing touches to this impressive space.

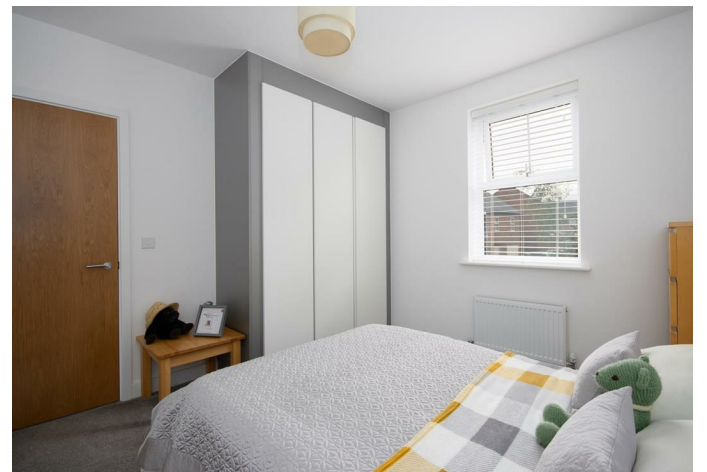
Outside

As you explore the outside of the property, you'll discover a tarmac driveway that offers ample parking facilities. This driveway leads to the detached garage, conveniently accessed via an up and over door. A side gate grants entry into the main garden, which boasts a sprawling lawn and a delightful patio area perfect for entertaining. For those seeking a touch of tranquility, there's even a decked area with a covered pergola, providing an ideal spot for relaxation. The boundary of the garden is elegantly enclosed by a bricked wall.

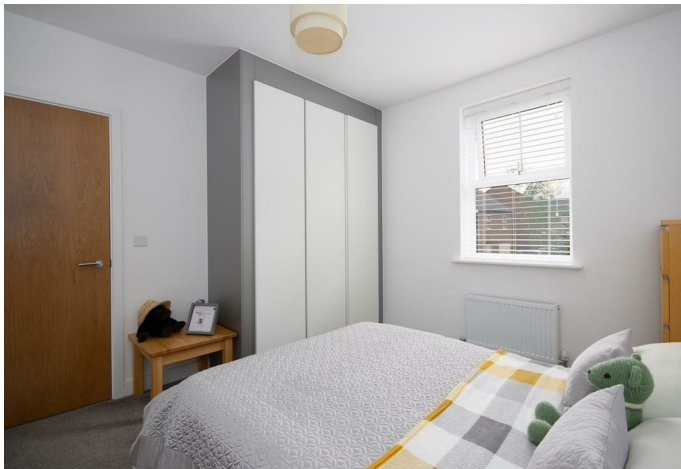




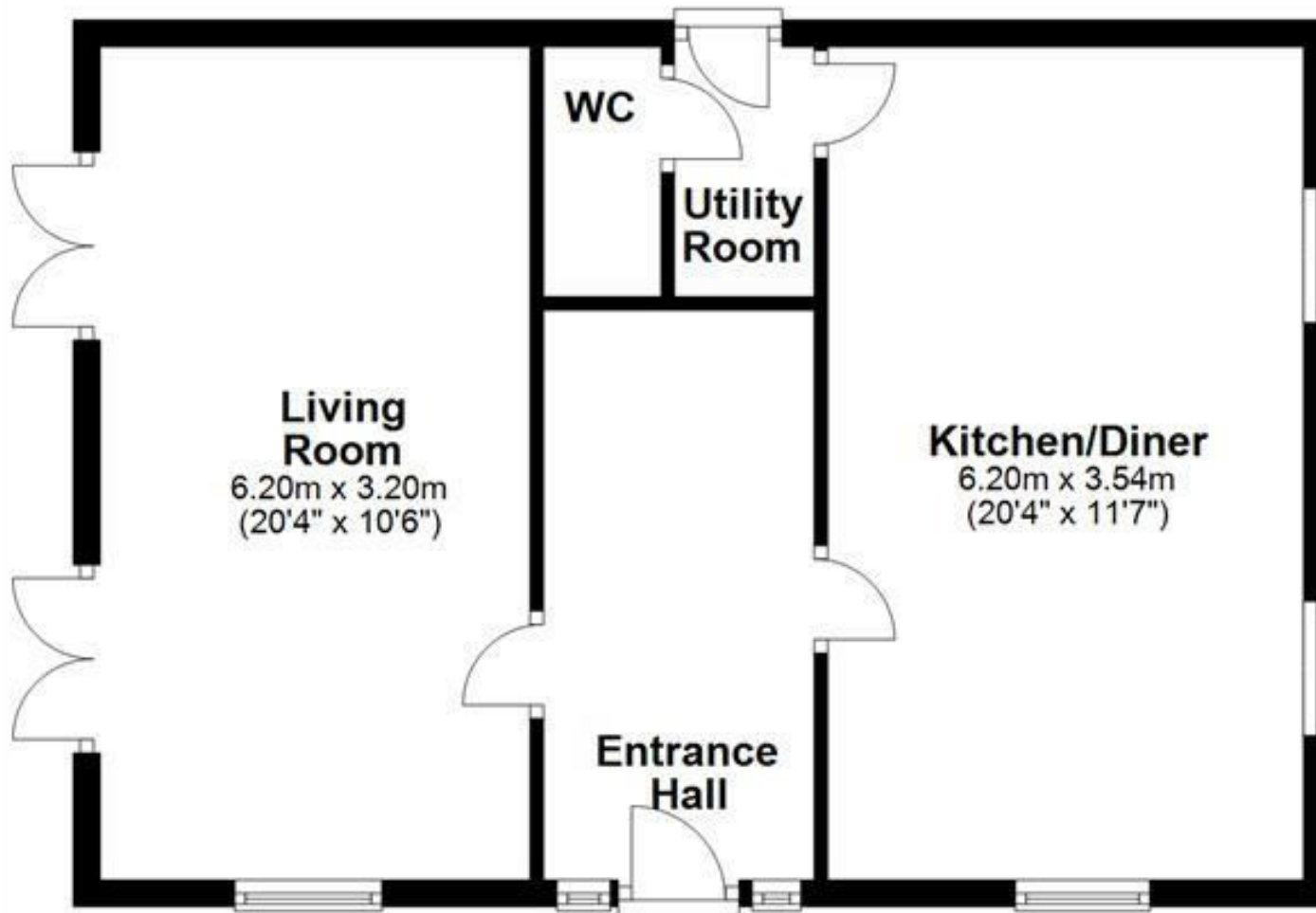






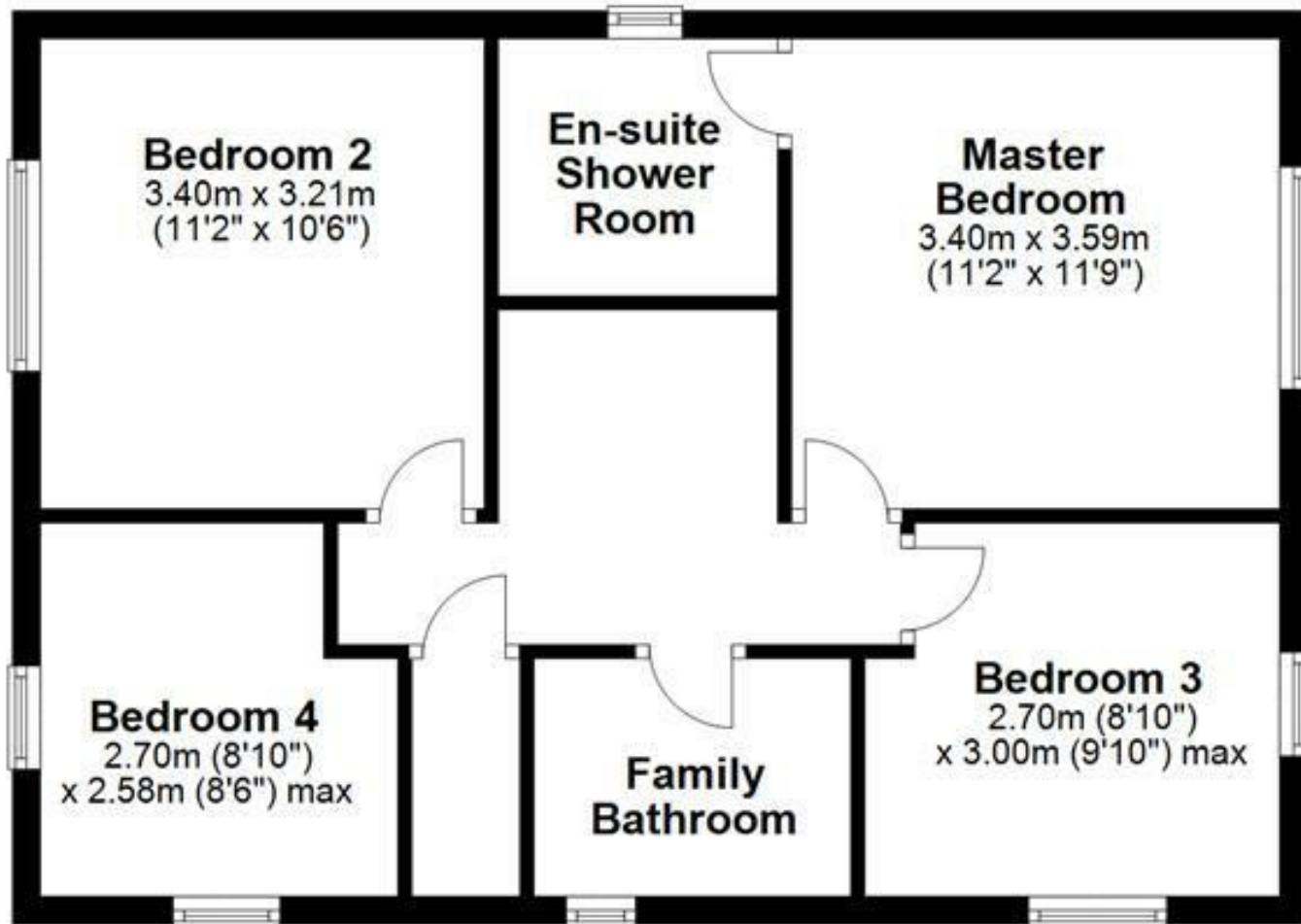


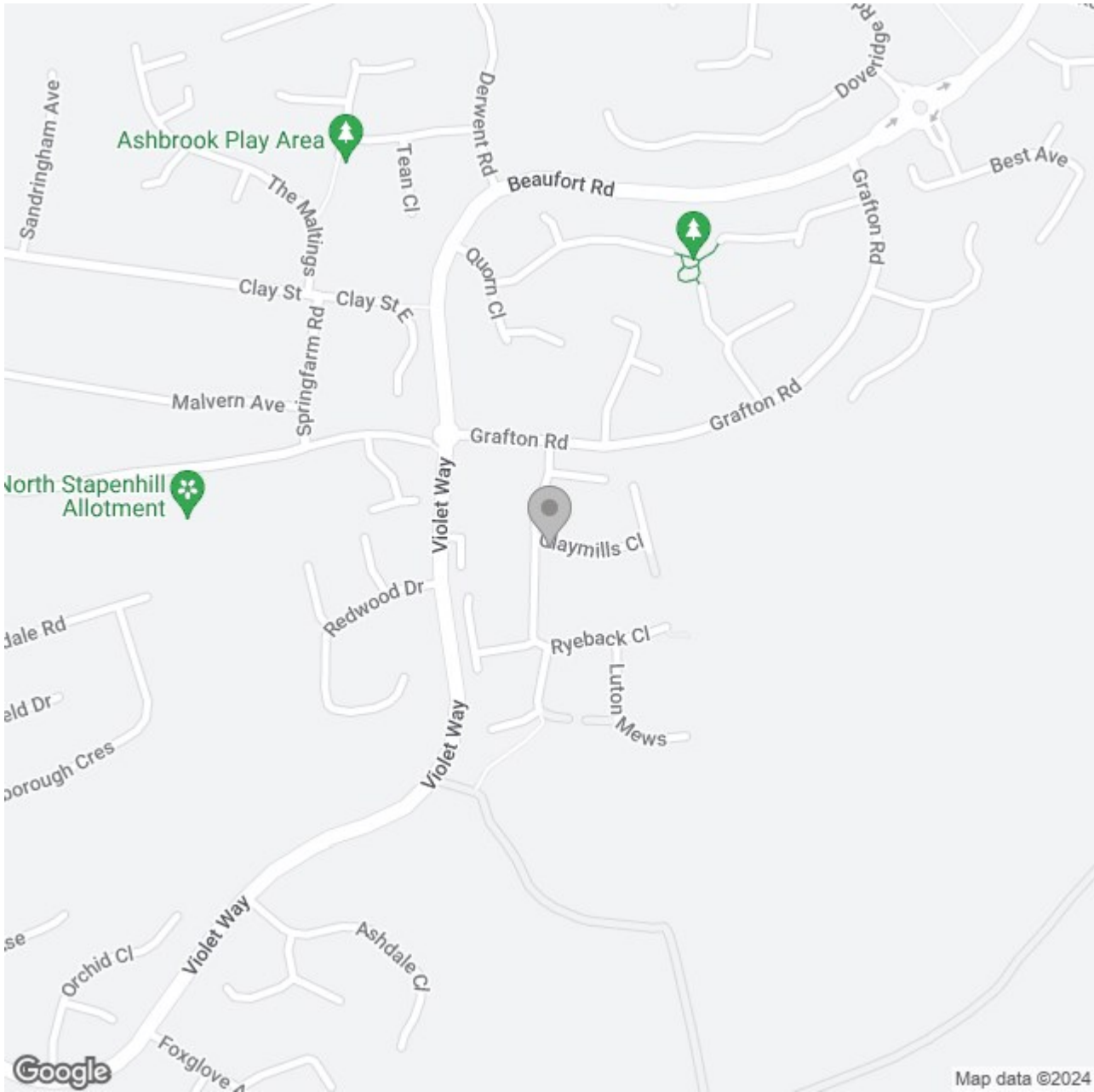
Ground Floor



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		94
(81-91) B	84	
(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	