

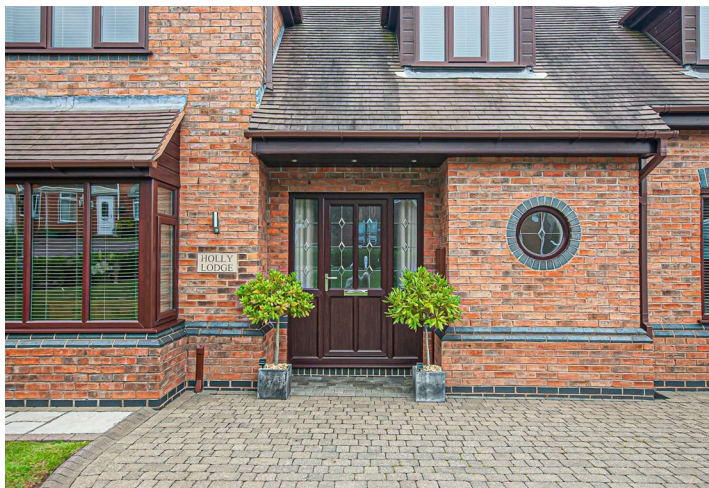




**\*\* DETACHED FAMILY HOME \*\* FINISHED TO A HIGH SPECIFICATION THROUGHOUT \*\* LANDSCAPED GARDENS WITH GARDEN HUT AND FIREPIT \*\***

This detached family home is located in a sought-after village, offering an ideal setting on a cul de sac location with a large plot. Being oil fired centrally heated and full alarm system installed. The accommodation includes a reception hall, a living room with an inviting Ingle nook fireplace, a dining room, a conservatory, a recently upgraded breakfast kitchen, utility and a study. On the first floor, there is a spacious landing area, five spacious bedrooms, two of which have refitted en-suite facilities and a separate family bathroom. The property is approached onto a large block paved driveway with room for several vehicles and/or motor homes. The beautifully landscaped gardens at both the front and rear can offer entertaining, relaxing and tranquil settings.

Adding to the allure of this location is the prestigious world headquarters of JCB, a global leader in engineering excellence, which stands proudly in close proximity. Commuting is a breeze with the nearby A50 dual carriageway, seamlessly connecting you to major motorways such as the M1 and M6.



### Reception Hallway

With a UPVC double glazed front entry door leading into, bespoke solid oak balustrade staircase rising to the first floor landing with a useful under stairs storage cupboard, central heating radiator, spotlighting to ceiling, smoke alarm, door entries lead to:

### Cloaks/WC

With a UPVC double glazed sailors window with frosted glass to the front elevation, central heating radiator, low-level WC with continental flush, wash hand basin with mixer tap, spotlighting to ceiling, and in housing is the electrical consumer unit

### Lounge

With a UPVC double glazed box bay window to the front elevation, two central heating radiators, TV aerial point, feature wall lighting with dimmer switch, the focal point of the room is the bespoke inglenook fireplace with exposed brick backing with 2x UPVC double glazed windows to both front and rear elevations and a log burning stove with oak timber mantle, internal French doors lead to:

### Conservatory

To all elevations are UPVC double glazed units with French doors leading to the patio. A vaulted glass roof allows for ample natural light and the tiled floor has a programmable underfloor heating system.

### Study

With a UPVC double glazed window to the front elevation central heating radiator







### Kitchen/Diner

The kitchen has two UPVC double glazed units to side and rear elevations, the kitchen features a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces and complementary tiling surrounding. A range of integrated appliances includes a four ring Neff induction hob, with stainless steel extractor hood, a 1 1/2 composite sink and drainer with mixer tap, oven/grill, dishwasher and space for further freestanding white goods and appliances, spotlighting to ceiling and vertically mounted anthracite central heating radiator. The dining area features UPVC double glazed French doors leading to the rear patio with an anthracite central heating radiator, TV aerial point, spotlighting to ceiling, internal door entry leads to



### Utility Room

With a UPVC double glazed side entry door leading to the off-road parking, a range of matching base and eye level storage cupboards with drop edge preparation work surfaces and complementary tiling surrounding, space for freestanding under counter white goods, anthracite central heating radiator, spotlighting to ceiling and down lighting.

### Landing

With access into loft space via loft hatch with pull down ladders, spotlighting to ceiling, smoke alarm, central heating radiator, door entries lead to:

### Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator, TV aerial point, spotlighting to ceiling, two built-in double wardrobes with hanging rails and eye level shelving, internal door entry leads to:

### En-suite

With a UPVC double glazed window to the side elevation with frosted glass, featuring a three-piece shower room suite, comprising of low-level WC with continental flush, vanity wash hand basin with mixer tap, double shower cubicle with sliding glass screen, waterfall showerhead, and complementary tiling to wall coverings, spotlighting to ceiling, shaving points and extractor fan



### Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator, spotlighting to ceiling, telephone point, TV aerial point and two built-in double wardrobes.

### Bedroom Three

With a UPVC double glazed window to the rear elevation, central heating radiator, spotlighting to ceiling, TV aerial point, built-in double wardrobe with eye-level shelving and hanging rail.

### Bedroom Four

With a UPVC double glazed window to the front elevation, spotlighting to ceiling and central heating radiator

### Bedroom Five

With a UPVC double glazed window to the rear elevation, central heating radiator, spotlighting to ceiling and built in double wardrobe with eye level shelving and hanging rail.

### Family Bathroom

With a UPVC double glazed window to the front elevation with frosted glass, featuring a four piece family, bathroom suite, comprising of low-level WC with continental flush, vanity wash hand basin with mixer tap, corner bath unit with mixer tap and tiled surrounding, corner shower cubicle with waterfall shower head and complimentary tiling to wall coverings, spotlighting to ceiling, central heating radiator, chrome heated towel radiator and built-in storage cupboard .

### Outside

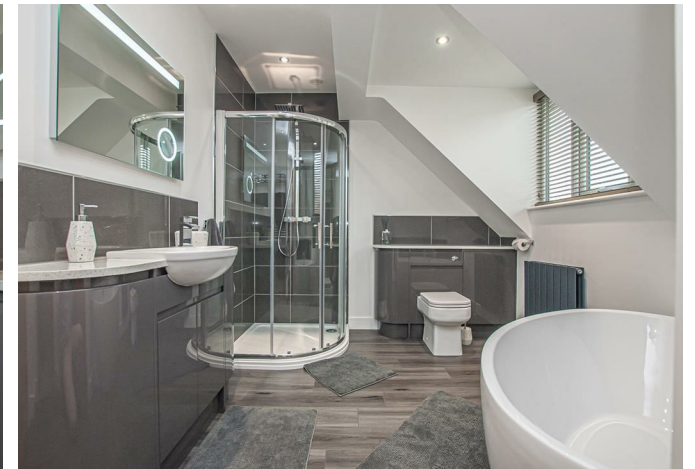
The property has a large block paved driveway with off road parking space for several vehicles, leading up to the 1 and 1/2 garage to the side elevation. The frontage has a decorative lawned foregarden with Acer tree and perimeter laurel hedging. Side entry leads to the rear garden. Leading off the property is an entertaining raised patio overlooking the landscaped gardens. Steps lead to the lawned garden area with boundary soil beds having decorative shrubs and trees maintaining a high degree of privacy to the plot. To the corner of the plot is a timber framed garden room with double doors and double glazed windows; on entry a focal point four sided brick structure surround a cast iron fireplace and circulating seats with bar and power supply. Included in the price this property also offers a premium branded hot tub. Perfect for parties!









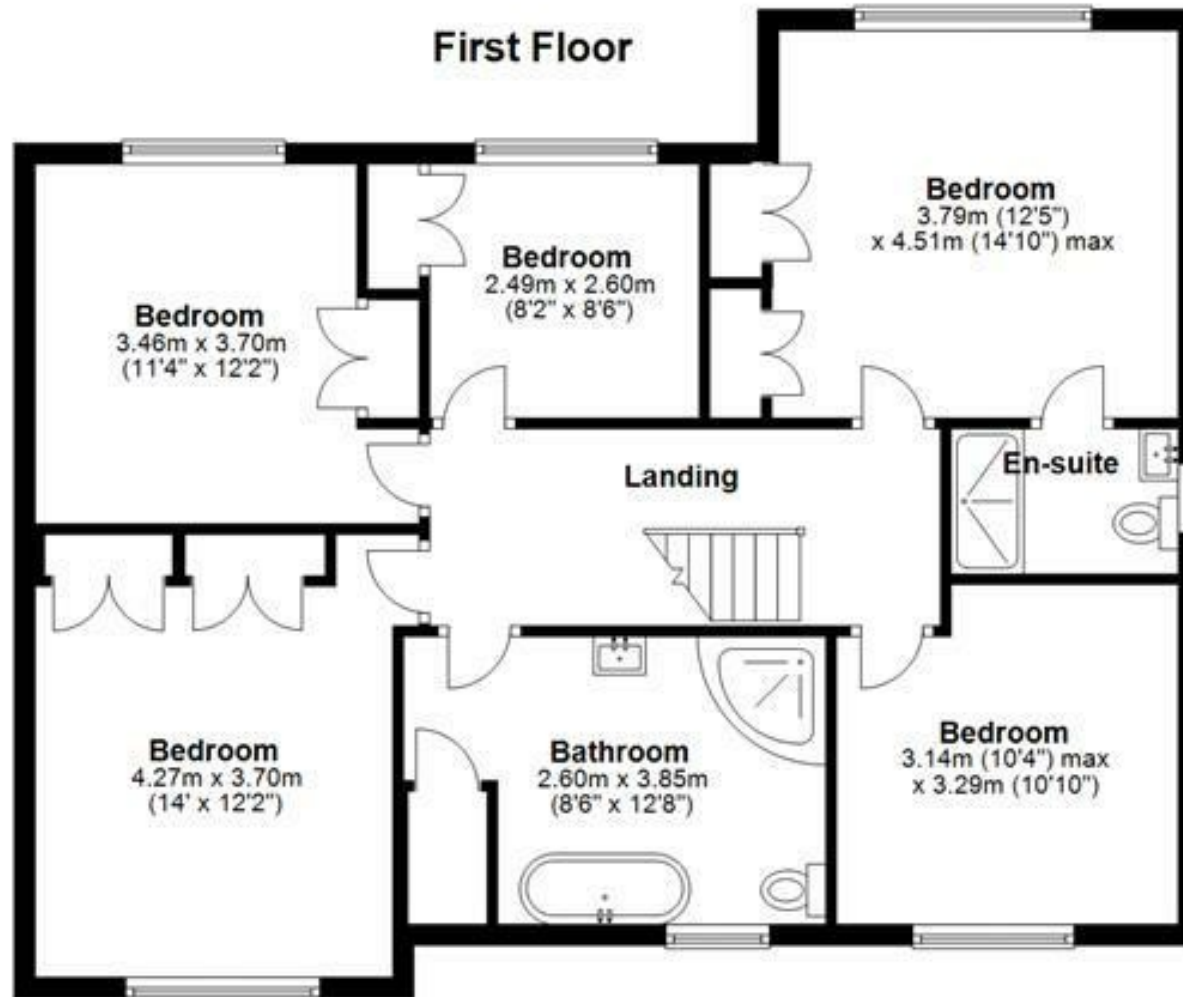


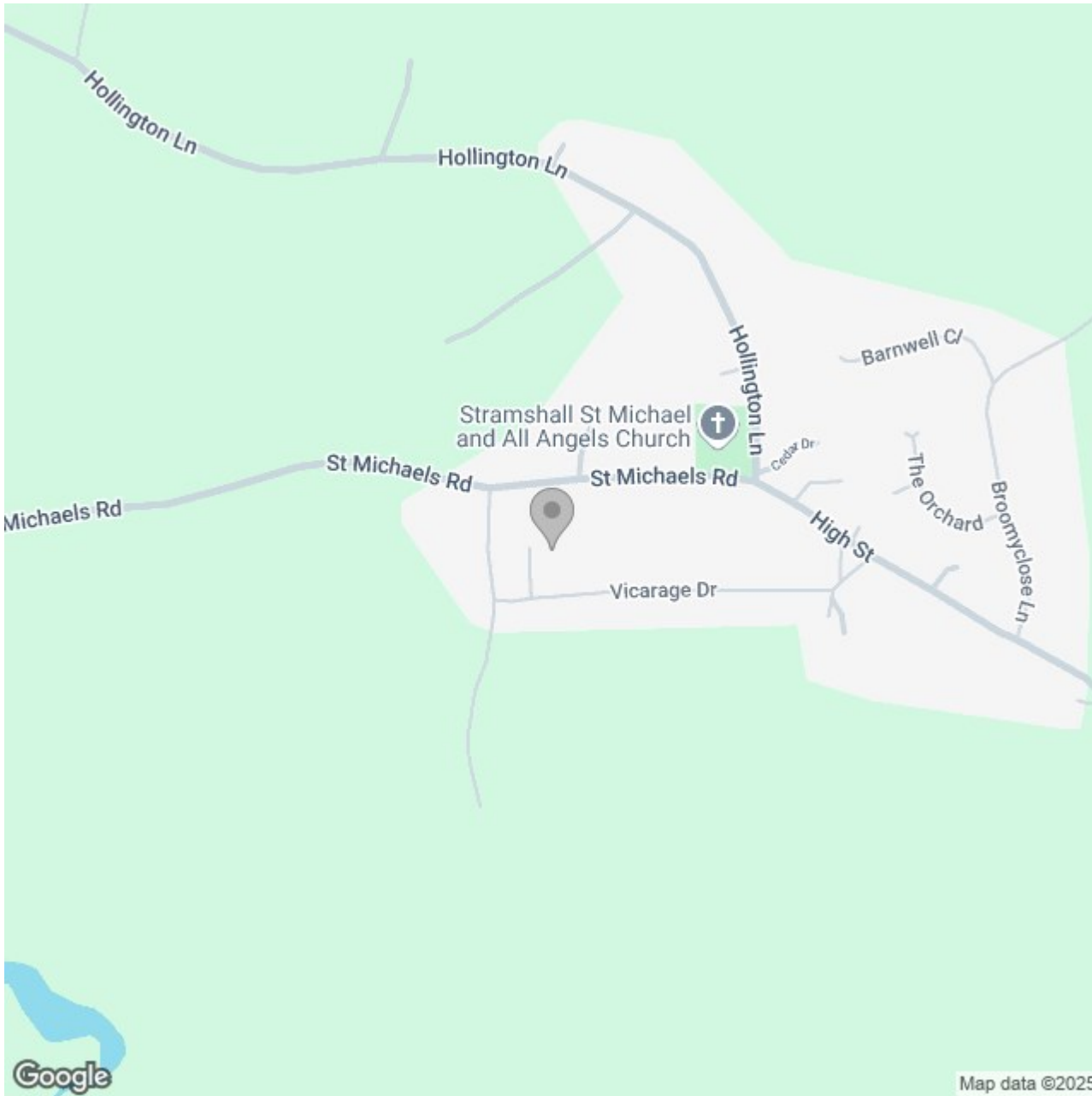




Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

# 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>	68	77
(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	