





This extended four-bedroom detached property is situated in a sought-after residential area, offering spacious and well-proportioned accommodation. It features four bedrooms, including two with modern en-suite shower rooms, and a family bathroom. The home boasts three reception rooms, a study, an integral garage, and a utility room, providing ample space for both relaxation and work. Outside, there is a driveway offering convenient parking and an enclosed rear garden ideal for outdoor living. Viewing is highly recommended to fully appreciate this fantastic family home.



Ground Floor

The ground floor of this impressive property is entered through a welcoming front door leading into a spacious entrance hallway, featuring an under stairs storage cupboard, stairs rising to the first floor, and access to the main living areas. The living room, with a bay-fronted double-glazed window, central heating radiator, and a fireplace with a stylish surround and hearth, offers ample space for comfortable seating and family living. The WC cloakroom is well-appointed with a low-level WC, wash basin with vanity unit, and tiled walls, plus a double-glazed window to the side elevation. The study, with a double-glazed window to the front and central heating radiator, is the perfect space for working from home.

The dining room provides plenty of room for a dining table set and flows seamlessly into the recently extended garden room, which features double-glazed windows to the side and rear, two central heating radiators, and French doors opening onto the garden. This bright and versatile space also has a door leading into the integral garage, which is currently converted into a room but could easily be reverted to its original use. The kitchen is well-equipped with a range of matching wall and base units, a roll-edge preparation surface, a one-and-a-half bowl sink with mixer tap and drainer, an integrated dishwasher, space for a cooker and fridge-freezer, and a breakfast bar with seating. From here, a door leads to the utility room, which offers additional storage, space for a tumble dryer, a sink with mixer tap, and a side access door.







First Floor

Upstairs, the first floor landing leads to four well-proportioned bedrooms and the family bathroom. The master bedroom benefits from built-in wardrobes, a central heating radiator, and a double-glazed window to the front elevation. It also has its own en-suite shower room with a double shower, gravity shower over, low-level WC, wash hand basin with vanity units, heated ladder towel rail, and a double-glazed window to the side elevation. The second bedroom enjoys a rear aspect, along with its own en-suite shower room with a three-piece suite including a gravity shower. Bedrooms three and four offer ample space and feature central heating radiators and double-glazed windows to the front and rear, respectively. The family bathroom is equipped with a three-piece suite comprising a bathtub with a gravity shower over, a wash hand basin with vanity unit, a low-level WC, heated towel rail, and a double-glazed window to the rear.



Outside

The property is approached via a private block-paved driveway, which leads directly to the property's own driveway, providing ample parking. To the side, a charming gravelled fore garden enhances the frontage, and the driveway gives access to the front entrance, the garage, and a pedestrian side passageway. The rear garden is mainly laid to lawn, with a lovely patio area ideal for outdoor seating and entertaining, all enclosed by timber fencing for privacy and tranquillity.



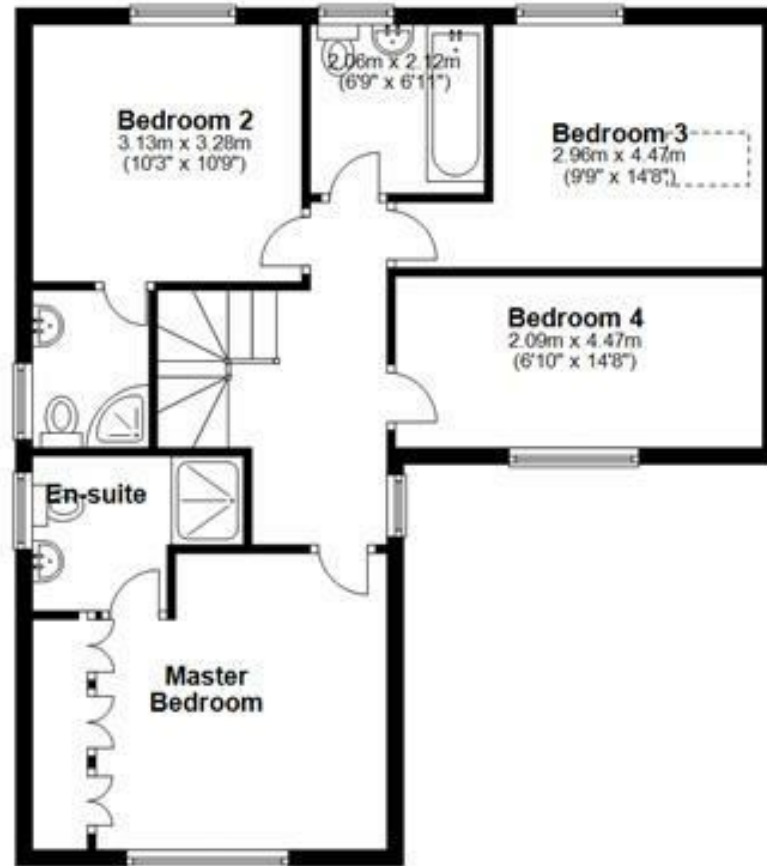








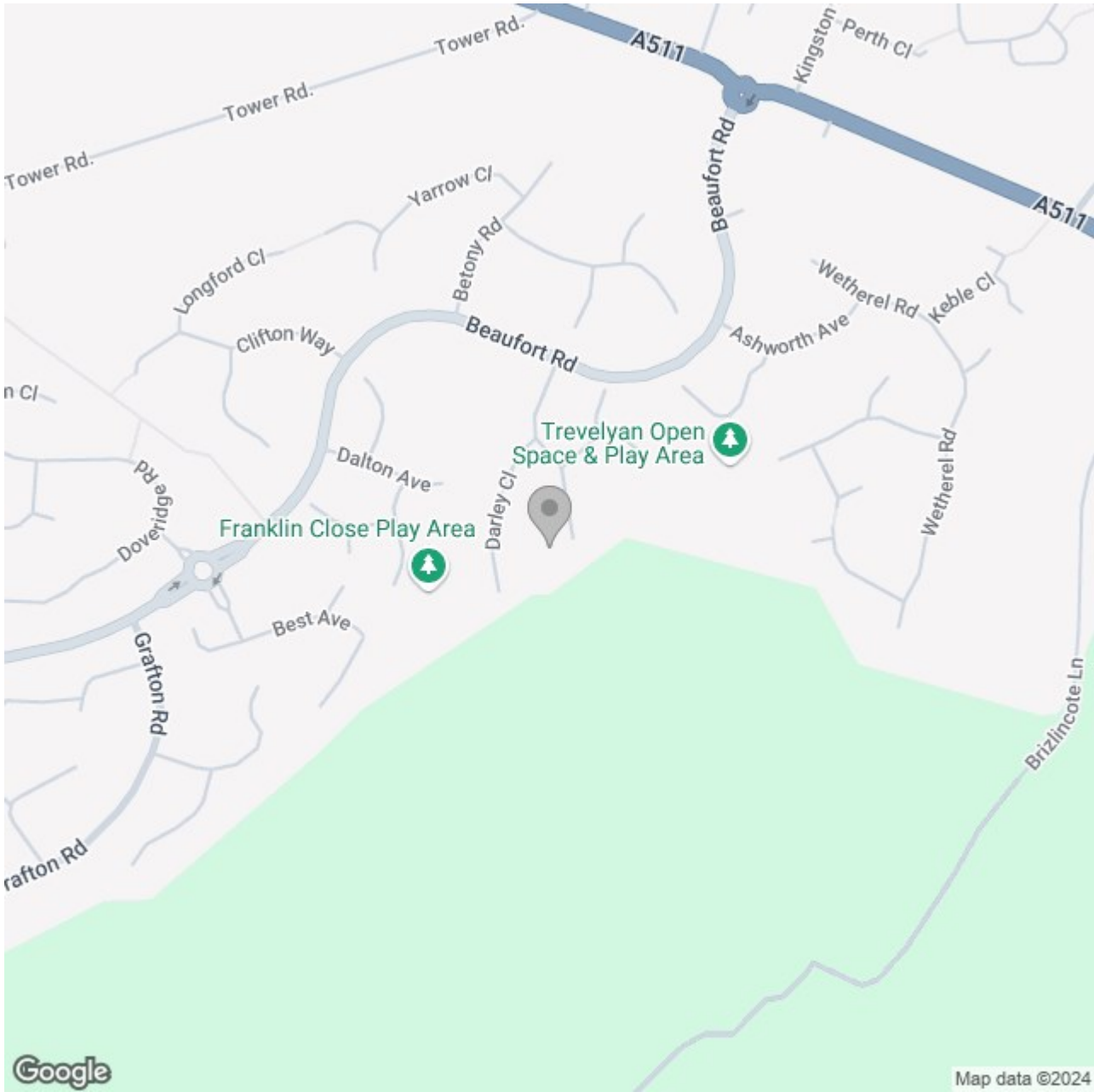
First Floor



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.



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	