





**\*\* THREE STOREY \*\* OPEN VIEWS TO FRONTAGE \*\*  
DETACHED DOUBLE GARAGE \*\* WALKING  
DISTANCE TO TOWN CENTRE \*\***

Abode presents this impressive detached family home, situated on a large plot with open views of Staffordshire and Derbyshire. Spread over three floors, the property offers flexible and spacious living. The ground floor includes a light-filled sitting room/study, a large lounge with double doors to the 31'9" dining kitchen, which features modern appliances, a breakfast bar, and French doors to the garden. A utility room, guest WC, and understairs storage complete this level.

Upstairs, the first floor has four generously sized bedrooms. The second bedroom has an en-suite, while bedrooms three, four, and five share a family bathroom with both a bath and separate shower.

The second floor hosts the master suite, with a spacious bedroom, dressing room, and an en-suite bathroom featuring a bath and separate shower.

Outside, the home has a large block-paved driveway, a detached double garage, front and rear gardens, a paved terrace, and established borders



## Hallway

With a composite front door leading into, Karndean flooring throughout, staircase rising to the first floor landing and central heating radiator.

## Living/Dining Kitchen

With 2x UPVC double glazed windows to the rear elevation, UPVC double glazed double doors leading to the rear patio, complementary tiled flooring throughout, the kitchen features a range of matching base and eye level storage cupboards and drawers with wood block drop edge preparation work surfaces. A range of integrated appliances includes a five ring stainless steel gas hob, stainless steel extractor hood, one and a half composite sink and drainer with mixer tap, double oven/grill, fridge, freezer, dishwasher, spotlighting to ceiling and central heating radiator.

## Play Room

Featuring dual aspect views to both front and side elevations with 2x UPVC double glazed units and central heating radiator. consume unit and telephone point.

## Utility Room

With tiled floor throughout, composite double glazed side entry door, matching base and eye-level storage cupboards, wood block effect preparation work surfaces, stainless steel sink and drainer with mixer tap, in housing is the glowworm central heating gas boiler, central heating radiator and extractor fan.



## Cloaks W.C.

With central heating radiator, low-level WC, pedestal wash hand basin with mixer tap and tile splashback, extractor fan.







### Landing

With staircase rising to the second floor landing, airing cupboard housing the pressurised hot water system, UPVC double glazed sash window to the front elevation, further built-in wardrobes and cupboards with eye level shelving, smoke alarm, central heating radiator and internal doors leading to:

### Bathroom

With UPVC double glazed sash window to the rear elevation, featuring a four piece family bathroom suite comprising of low level WC, pedestal wash hand basin with mixer tap, panelled bath unit with mixer tap and shower head attachment with complementary tiling surrounding, double shower cubicle with electric shower, chrome heated towel radiator and extractor fan.

### Bedroom Two

With a UPVC double glazed sash window to the front elevation, central heating radiator, TV aerial point, internal door leading to:

### En-suite

Featuring a three-piece shower suite comprising of low level WC, pedestal wash hand basin with mixer tap, double shower cubicle with complementary to wall coverings, chrome heated towel radiator and extractor fan.

### Bedroom Three

With a UPVC double glazed sash window to the rear elevation and central heating radiator and TV aerial point.

### Bedroom Four

With a UPVC double glazed sash window to the rear elevation and central heating radiator and TV aerial point.



### Bedroom Five

Featuring dual aspect views to both front and side elevations with 2x UPVC double glazed sash units, central heating radiator and TV area point.

### Second Floor

#### Study Area

With a double glazed window to ceiling with built-in blind, central heating radiator, smoke alarm and internal door leading to:

#### Master Bedroom

With 3x UPVC double glazed sash windows to the front elevation, double glazed timber Velux window to ceiling, two central heating radiators, TV aerial point, opening leading to:

#### Dressing Area

With a range of built-in fitted wardrobes with mirrored fronts, shelving and hanging rails, access to loft space via loft hatch, internal door leading to:

#### Ensuite Bathroom

With a timber double glazed velux window to ceiling, featuring a four piece family bathroom suite comprising of low-level WC, pedestal wash basin with mixer tap, panelled bath unit with complementary tiling surrounding, double shower cubicle with tiling to wall coverings, chrome heated towel radiator and extractor fan.

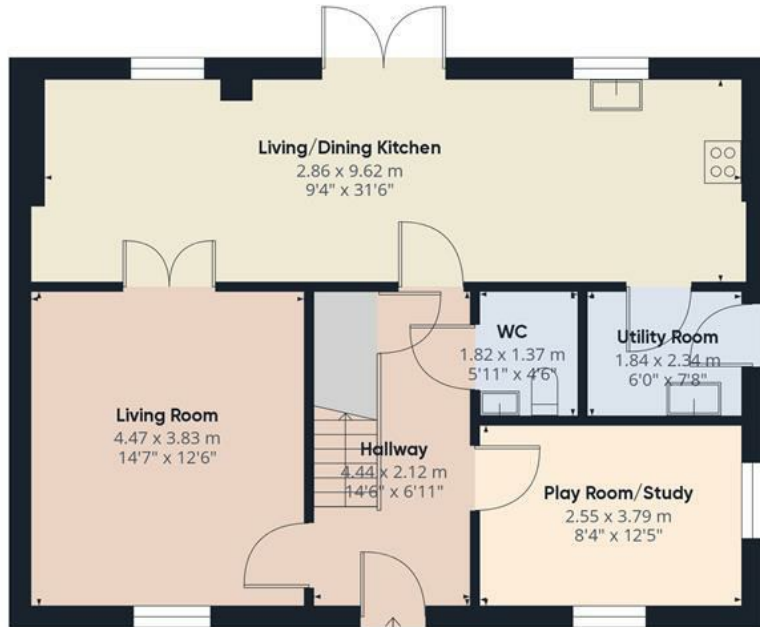












Floor 0 Building 1



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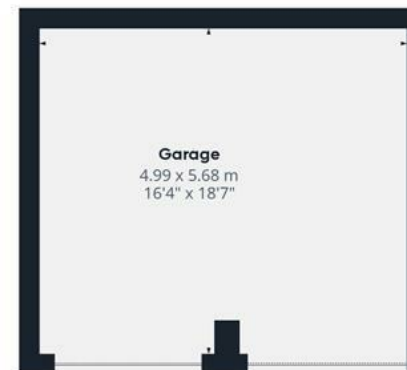
Approximate total area<sup>(1)</sup>

222.09 m<sup>2</sup>

2390.56 ft<sup>2</sup>



Floor 2 Building 1



Floor 0 Building 2

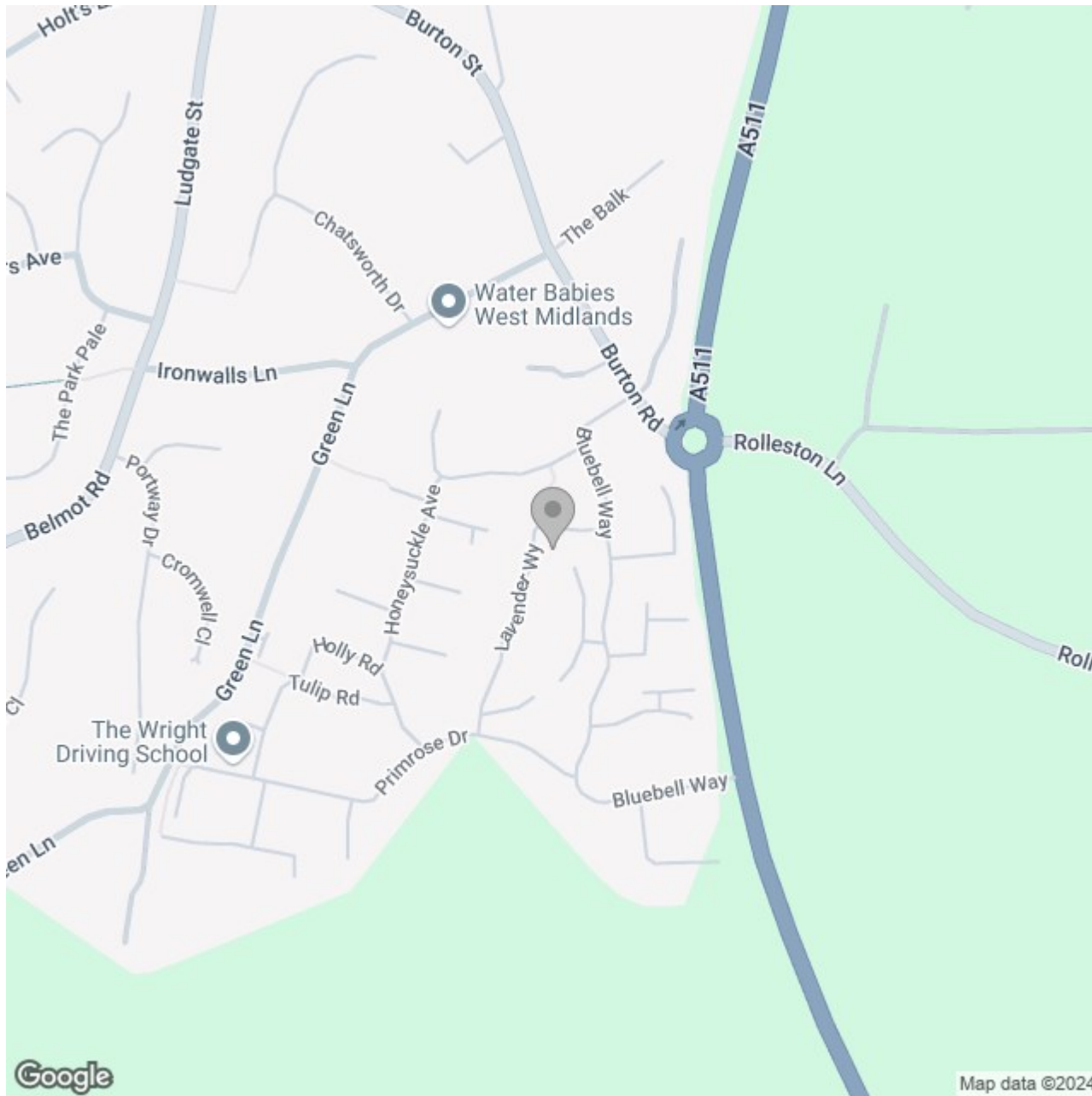
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(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	