





A beautifully appointed three-bedroom detached family home, perfectly designed for modern living. At the heart of the property is the impressive open-plan living and dining area, fitted kitchen and cloakroom.

To the first floor there are three good sized bedrooms with the master suite, complete with a walk-in wardrobe and ensuite and family bathroom.

Outside the home has double width driveway leading to single garage and an enclosed well maintained rear garden.

Viewing by appointment only to appreciate the accommodation on offer.



Accommodation

The ground floor accommodation has been tastefully fitted with Herringbone Karndean flooring throughout and in brief comprises of entrance hallway, guest cloakroom fitted with a modern white suite, a fitted kitchen with a wide selection of base and eye level wall units with built in double oven, five ring gas hob and extractor hood in stainless steel, integral fridge freezer and dishwasher. The open plan lounge diner is set across the rear elevation.

First Floor - The first floor accommodation has a master bedroom suite with walk in wardrobe that leads to a modern en-suite shower room, two further double bedrooms and modern fitted bathroom.

Outside the home has off road parking leading to the single integral garage with EV electric charging point. Wired Ring security camera. The rear garden has a large Porcelain paved patio area and lawned garden enclosed by timber fencing and feature seating area with pergola.



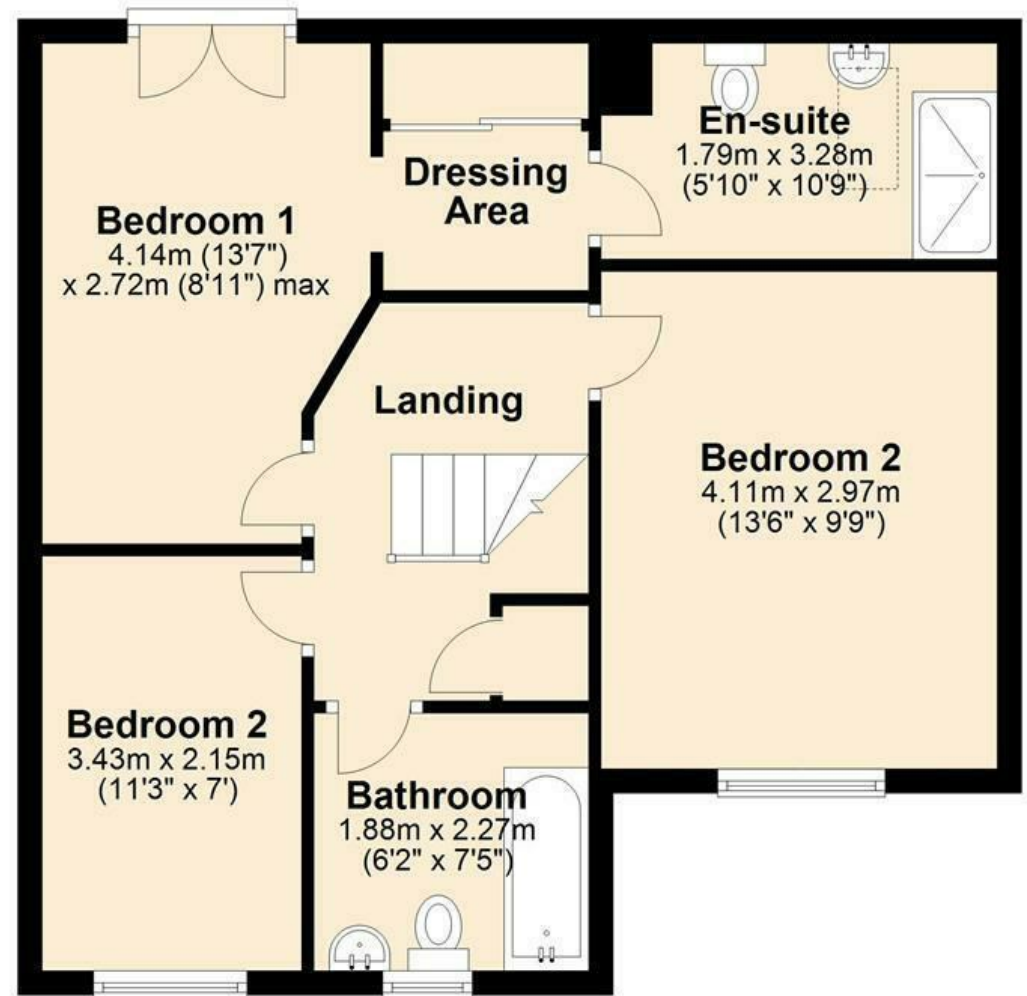




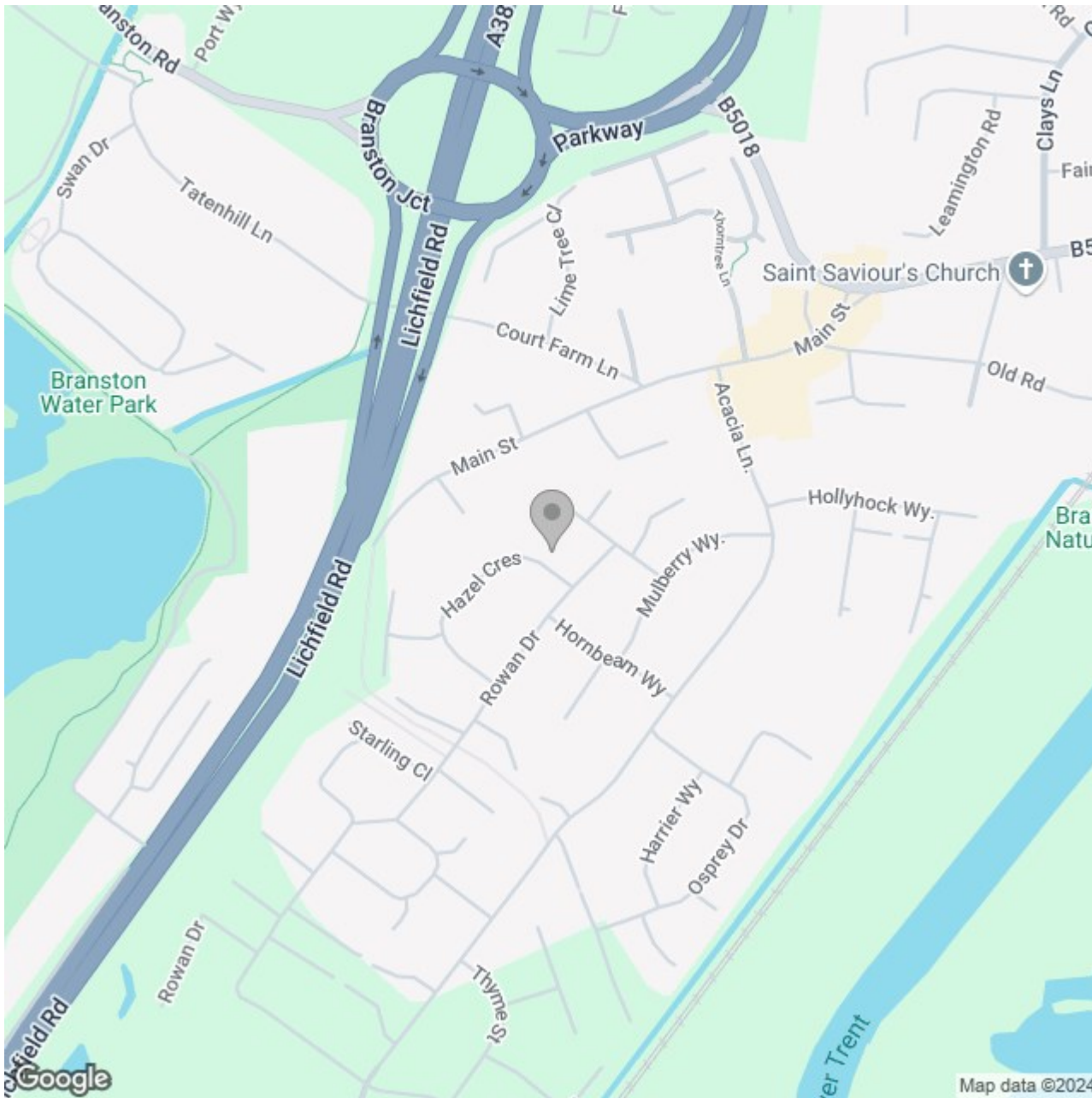
Ground Floor



First 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	