





A rare opportunity to acquire this charming and modern three-bedroom semi-detached cottage, situated in the highly sought-after village of Hanbury. Boasting superb rural views, excellent local amenities, and convenient road links, this home is ideal for families seeking a blend of modern comfort and countryside living. The property features a well-equipped kitchen, separate dining area, spacious living room with patio doors, and a conservatory. The first floor offers two double bedrooms, a further single bedroom, a shower room, and an en-suite bathroom to the master. Externally, the home benefits from a large driveway, front garden, and a generously sized rear garden with a patio, lawn.



ABODE
SALES & LETTINGS

Accommodation

Ground Floor Description

The ground floor opens to a modern kitchen, fitted with an excellent selection of wall and base units and a full range of integral appliances, making it a functional and stylish space for cooking and entertaining. Adjacent is a separate dining area, perfect for family meals or hosting guests. The spacious living room is a standout feature, with a cosy fireplace and patio doors leading to the rear garden. To the rear, the conservatory provides additional versatile living space, ideal for relaxation while enjoying garden views.

First Floor Description

Upstairs, the accommodation includes a generous master bedroom complete with an en-suite bathroom, offering a private retreat. A second double bedroom provides ample space and stunning rural views, while the third bedroom is a good-sized single, ideal for a guest room or home office. The bedrooms are serviced by a well-appointed shower room, ensuring convenience for family living.

Outside Description

The property enjoys an expansive rear garden, featuring a patio area for outdoor dining, a well-maintained lawn, and a picturesque brook, offering a serene outdoor setting. To the front, the property boasts a large driveway for multiple vehicles and a neatly presented garden area, enhancing the home's appeal. There is also a useful outbuilding which could be renovated to a useable space.









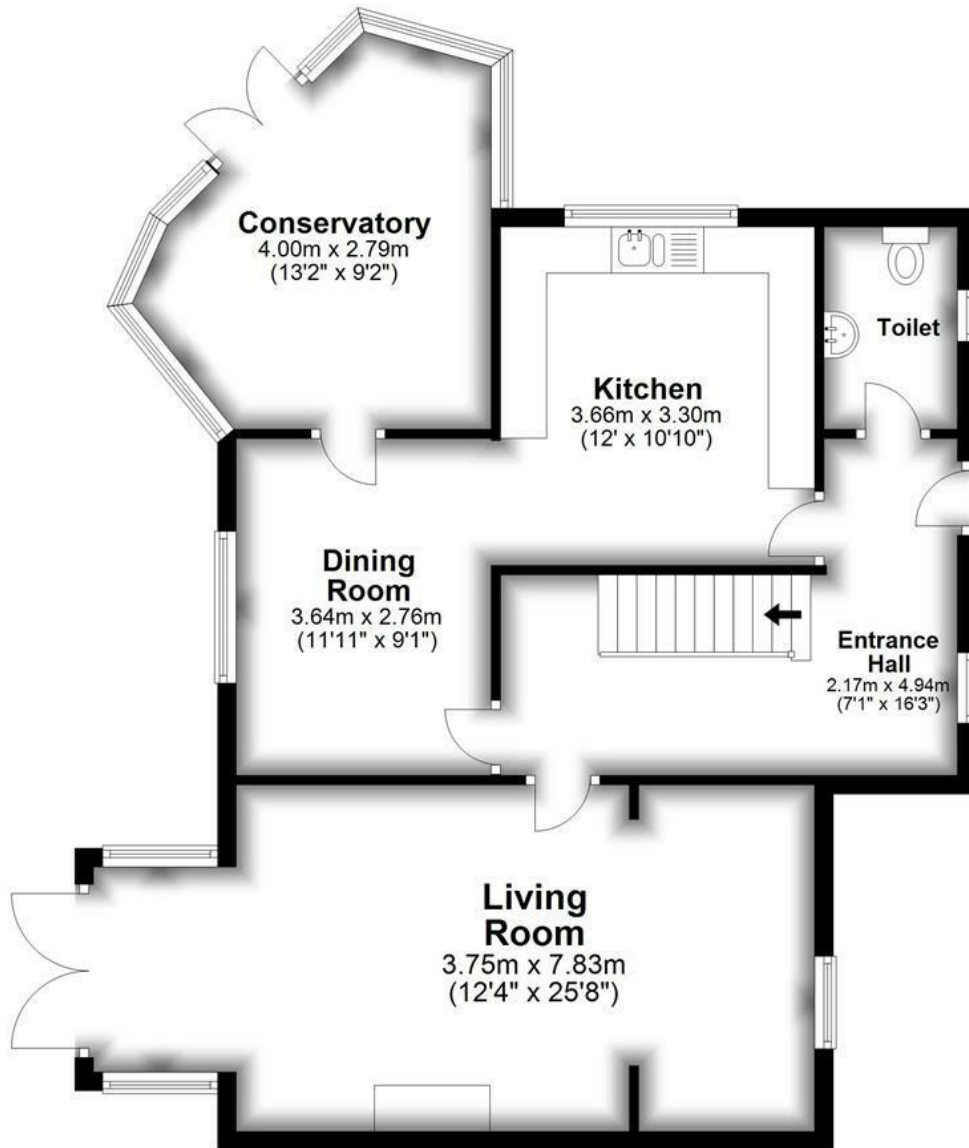






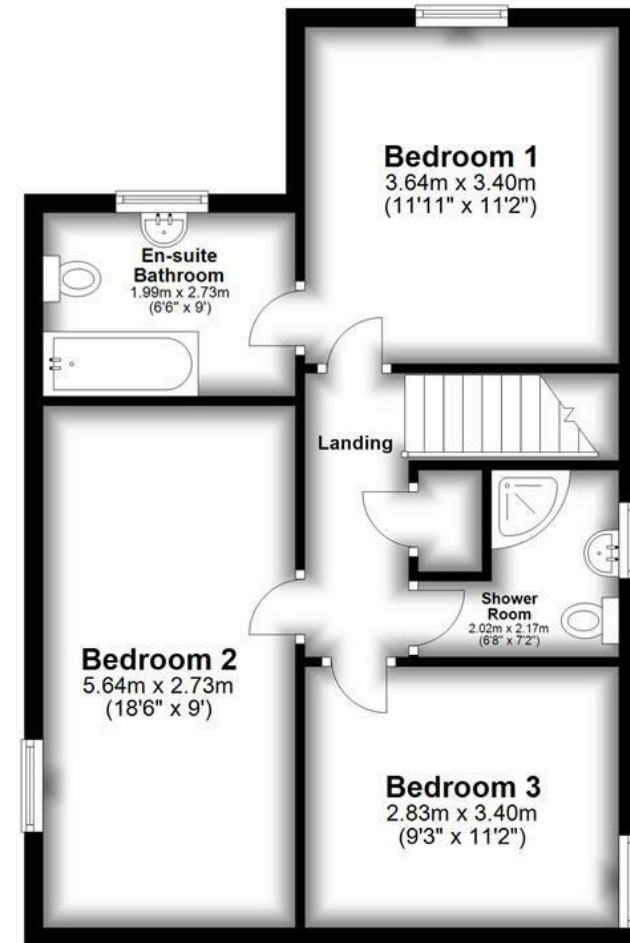
Ground Floor

Approx. 79.9 sq. metres (859.9 sq. feet)



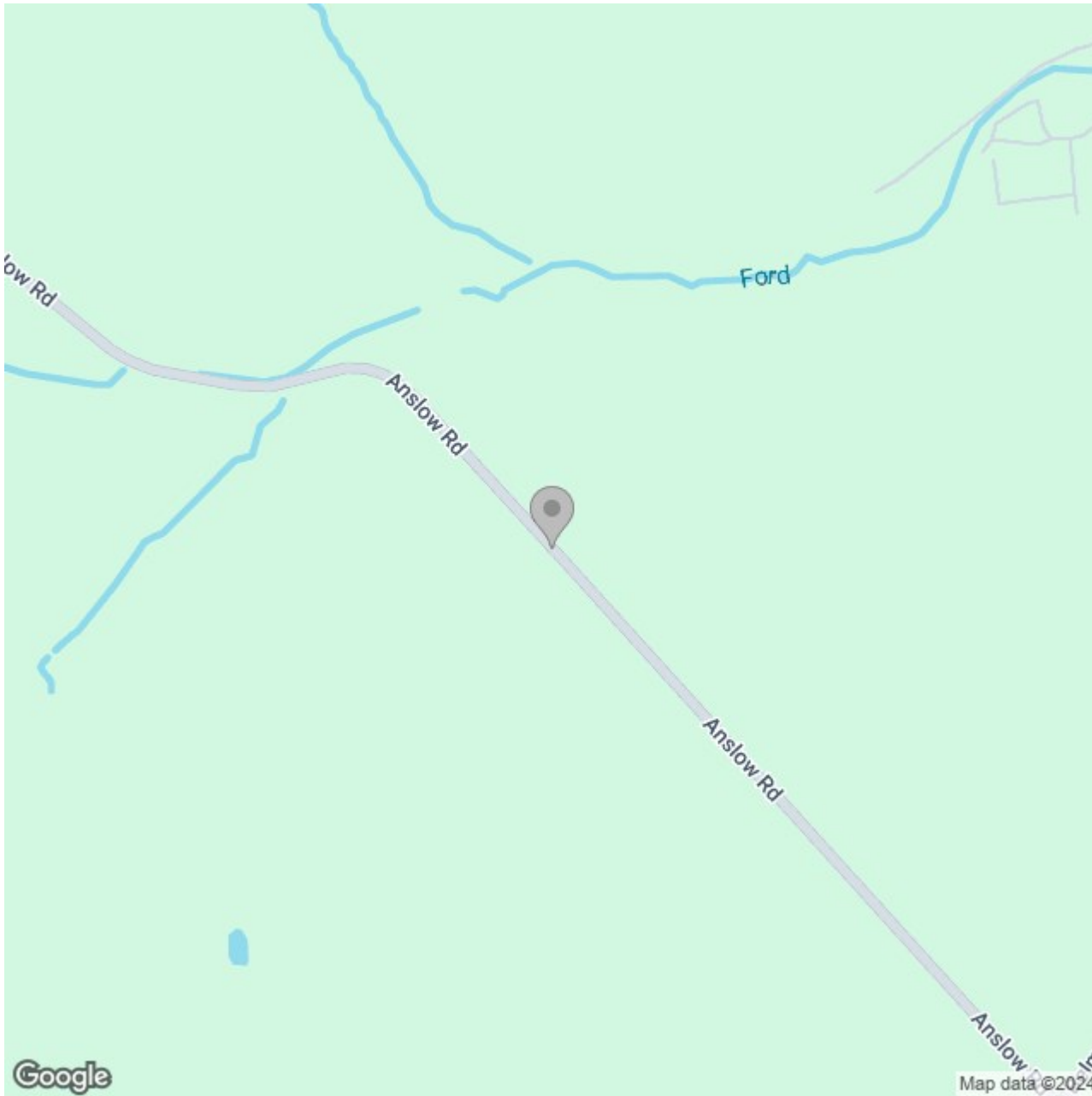
First Floor

Approx. 55.0 sq. metres (592.0 sq. feet)



Total area: approx. 134.9 sq. metres (1451.9 sq. feet)

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	