





A modern semi detached property situated within a cul de sac position having the benefit UPVC double glazing and gas central heating. The accommodation provides entrance hallway, ground floor cloakroom fitted with a modern white suite, Lounge to front elevation, and an open plan fitted kitchen/diner across the rear elevation with french patio doors leading onto rear garden.

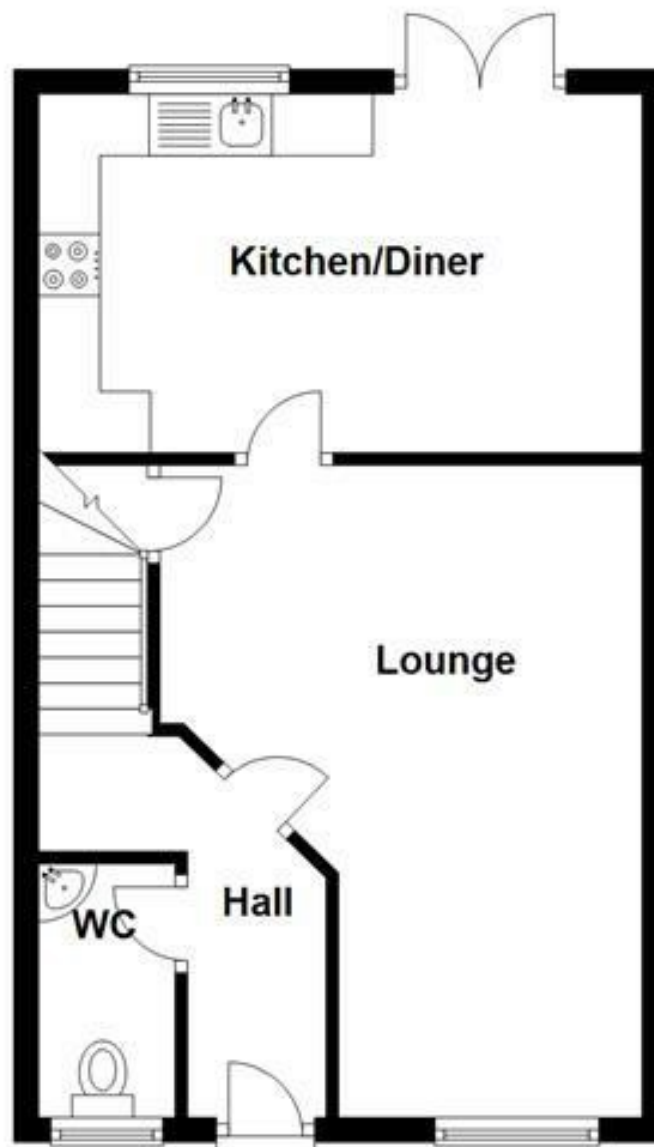
The first floor provides three bedrooms, en-suite shower room and family bathroom. Outside the property has a driveway to the front elevation for two vehicles with side gated access to an established rear garden with lawn and patio. All internal viewings are by appointment only.





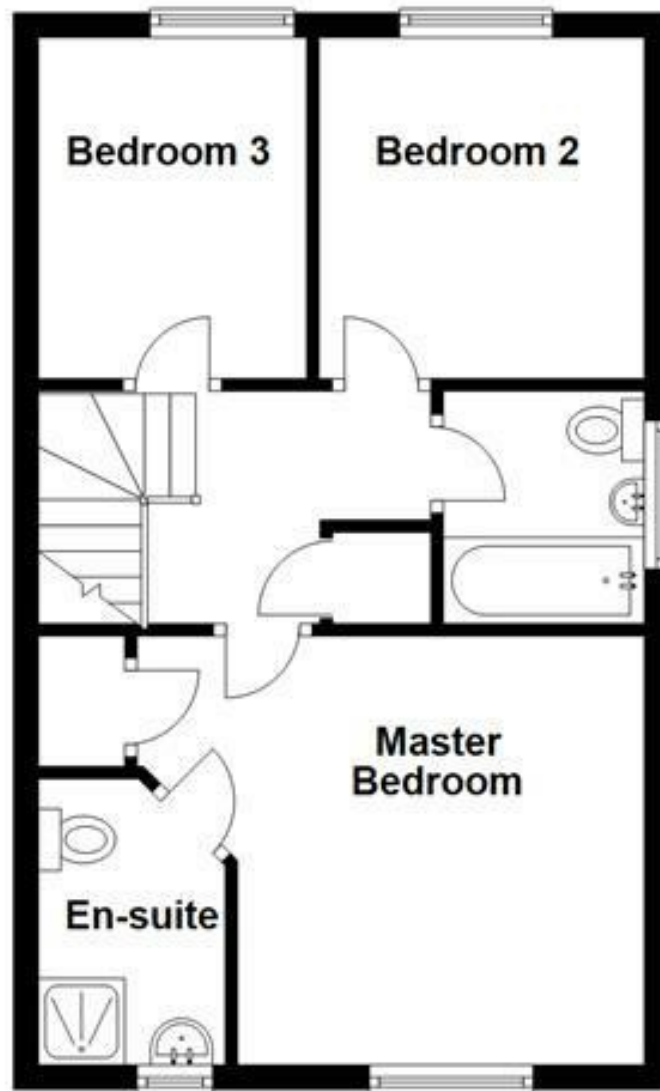


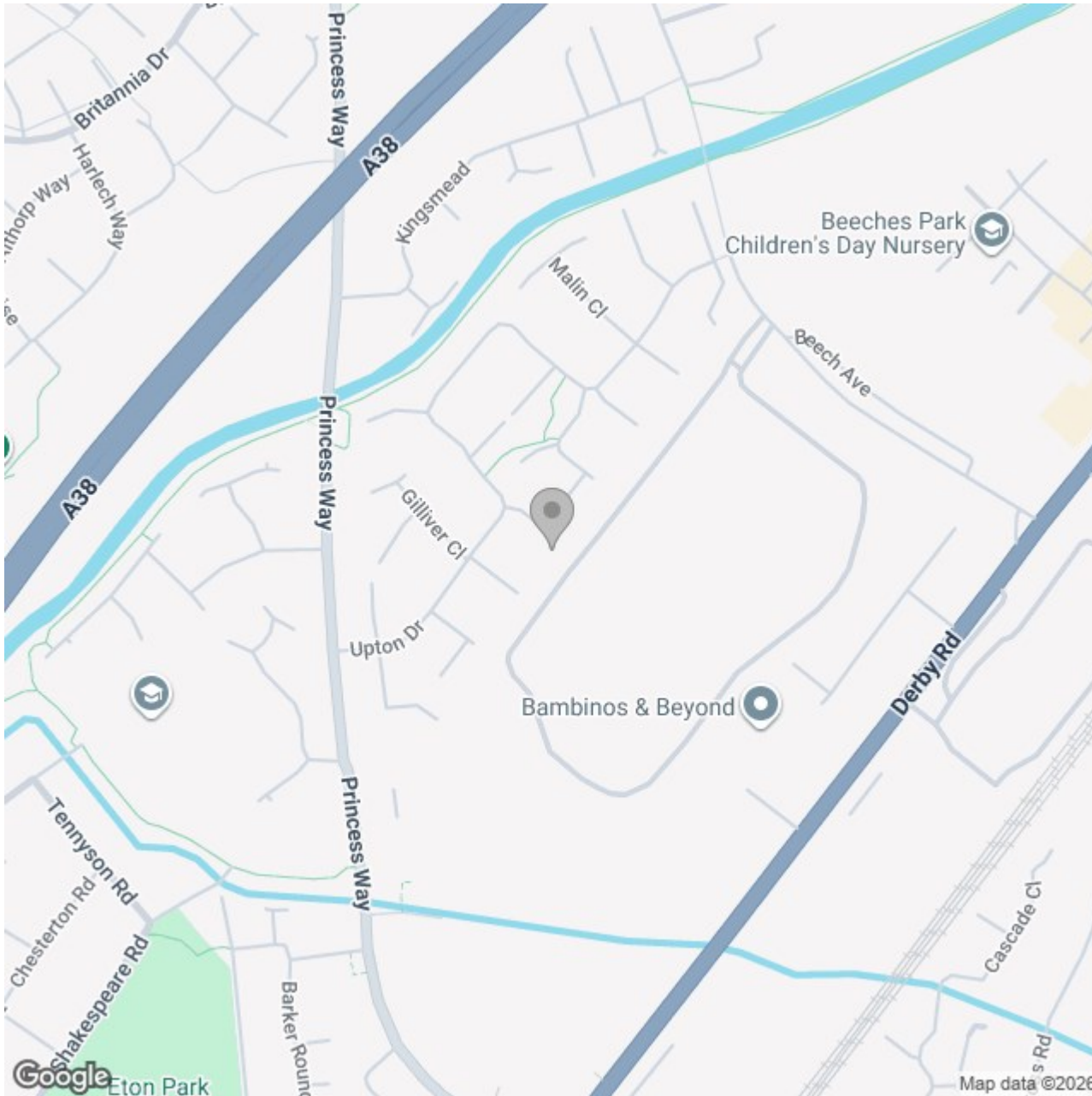
Ground Floor



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.

First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(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 	