







**\*\* SPACIOUS THREE BEDROOM  
TRADITIONAL HOME \*\* LARGE PLOT \*\*  
NO CHAIN \*\* VILLAGE LOCATION  
BACKING ONTO PLAYING FIELDS \*\***

An extended semi detached family home within a desirable village location of Rosliston. This well maintained and improved home offers centrally heated accommodation, in brief providing, Entrance Hallway, Lounge, Dining Room, Extended Kitchen, Landing, Three Bedrooms and Family Bathroom.

Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents.





## Description

The kitchen offers a selection of fitted units and views over the large rear gardens. The extended kitchen diner offers a useful versatile space which could also be used for dining. The ground floor also has a well maintained lounge with focal point fireplace. The dining room reception could also be utilised as a study.

The First Floor has three generous bedrooms and a Bathroom with white bathroom suite, shower above the bath with complimentary tiling to walls. The home is set back from the road with an extensive front gated driveway and gardens with side access to an extensive rear garden backing onto park land. Ready to view by appointment only.





















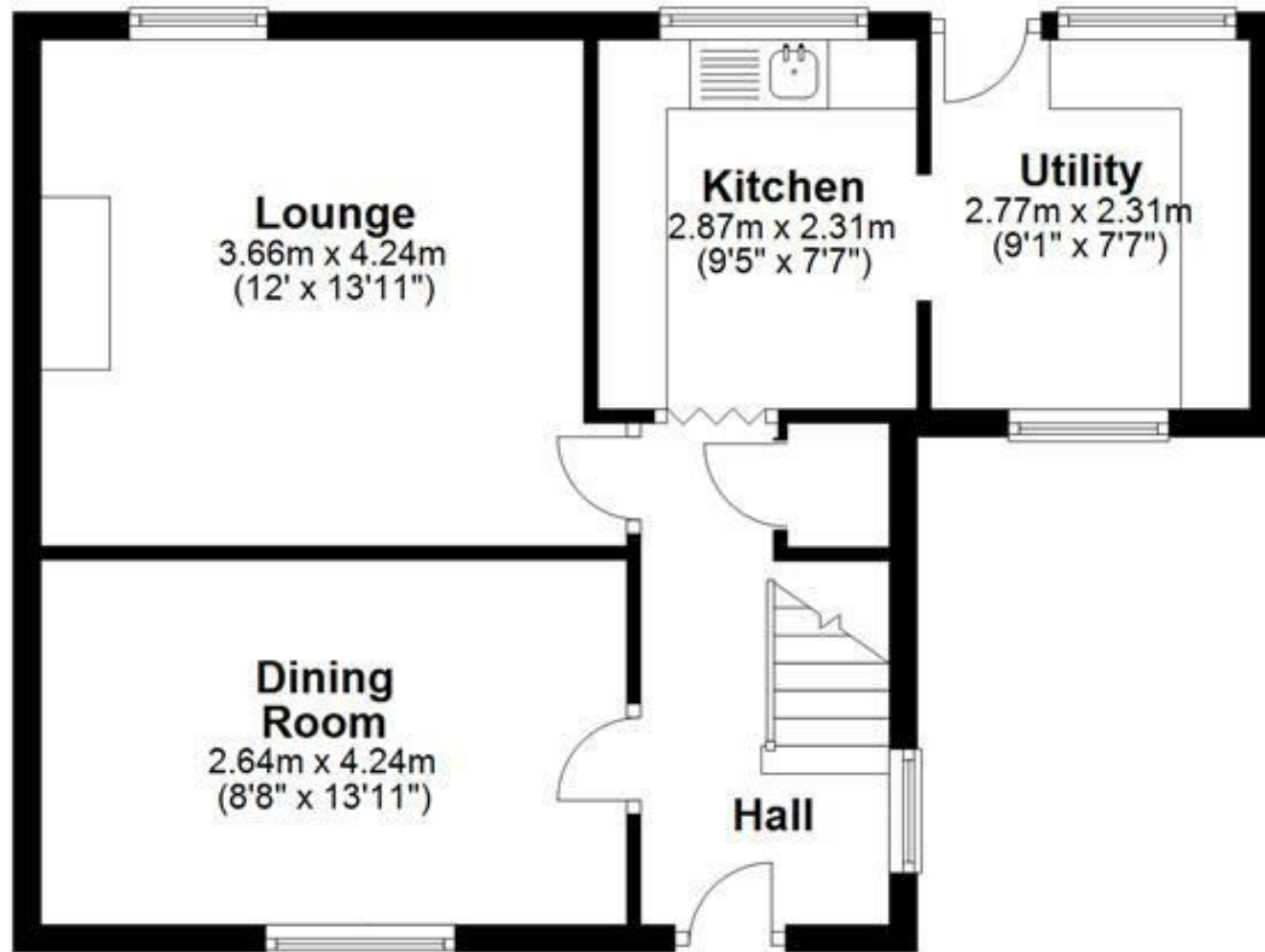








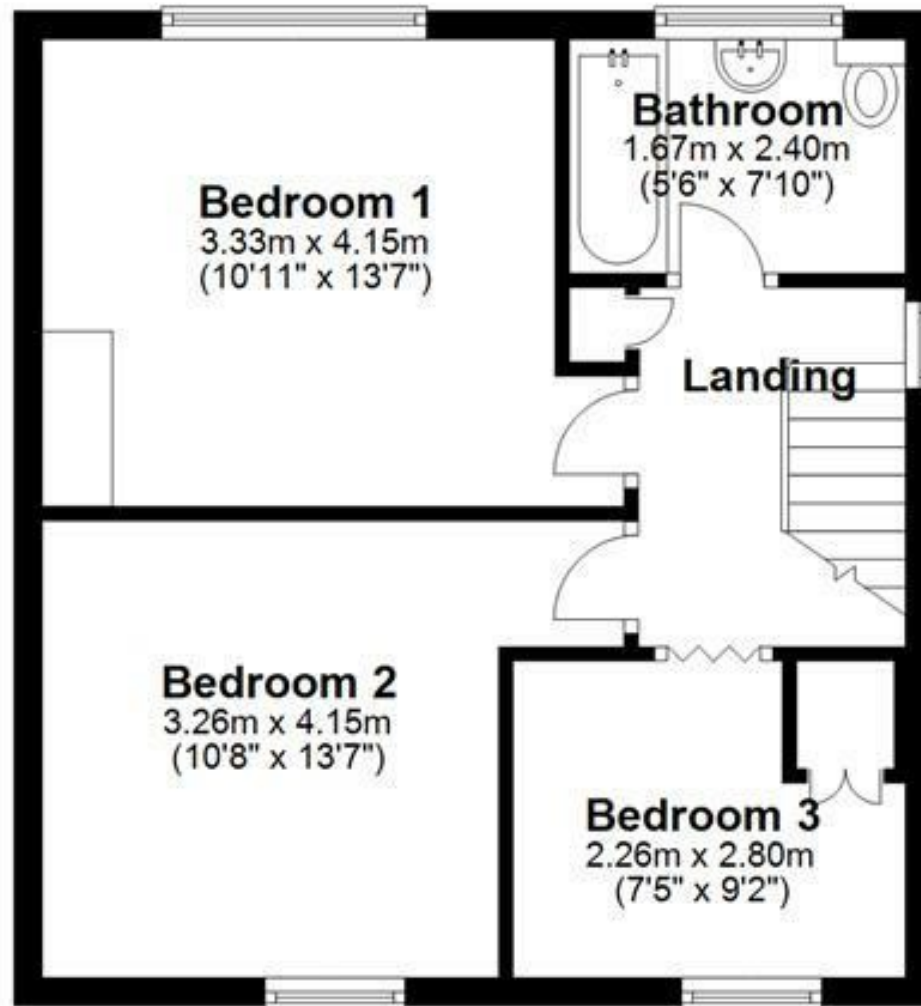
## Ground Floor



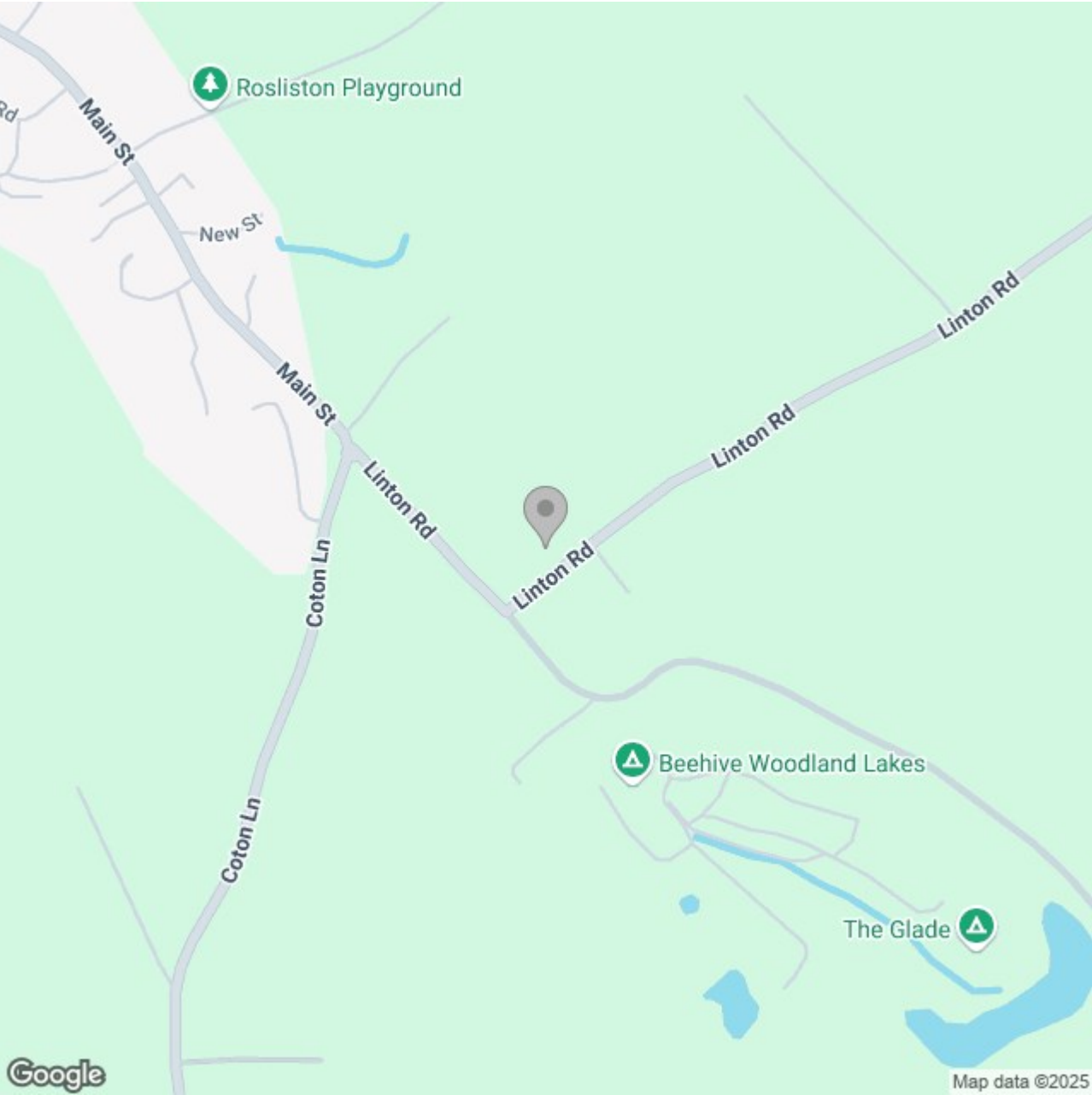
Please use as a guide to layout only. They are not intended to be to scale.  
Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



## Ground Floor







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>63</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		

England & Wales

EU Directive 2002/91/EC