







**\*\* SPACIOUS TWO-BEDROOM  
TOWNHOUSE WITH REAR EXTENSION \*\*  
IDEAL FIRST-TIME BUYER OPPORTUNITY  
IN A SOUGHT-AFTER RESIDENTIAL  
LOCATION \*\***

This well-presented two-bedroom townhouse has been thoughtfully extended to the rear, offering a generous living space that enhances the property's appeal. With uPVC double glazing and efficient gas central heating throughout, it provides a comfortable and inviting home. The layout comprises a welcoming hallway, a fully fitted kitchen, a spacious extended lounge/diner, two well-sized bedrooms, and a family bathroom.



**ABODE**  
SALES & LETTINGS



### Entrance Hallway

With smoke alarm, central heating radiator, staircase rising to the first floor landing and internal doors leading to:

### Kitchen

With a UPVC double glazed window to the front television, the kitchen features a range of matching base and eye-level storage cupboards and drawers with drop edge preparation work surfaces and complementary tiling to both floor and wall coverings. A range of integrated appliances include oven/grill, four ring electric hob, with built-in extractor, fridge, freezer and space for further freestanding and plumbing space for white goods, in housing is the central heating boiler.

### Extended Lounge/Diner

With a central heating radiator, TV aerial point, the single story rear extension has pitched roof to rear with double sliding doors leading into the rear garden and a further central heating radiator.

### Landing

With smoke alarm, access into loft space via loft hatch and internal doors lead to:

### Master Bedroom

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator, useful over stairs storage cupboard.



### Shower Room

Featuring a three-piece family shower room suite, comprising of low level WC with mixer tap, pedestal wash hand basin with tiled splashback, corner shower cubicle with electric shower over and tiling to wall and floor coverings, central heating radiator and extractor fan

### Outside

Leading off the property is a paved patio leading to a garden which is mainly to lawn and enclosed by timber fence panels with concrete posts to the perimeter and a gated entry leading to the off road parking area.











## Ground Floor

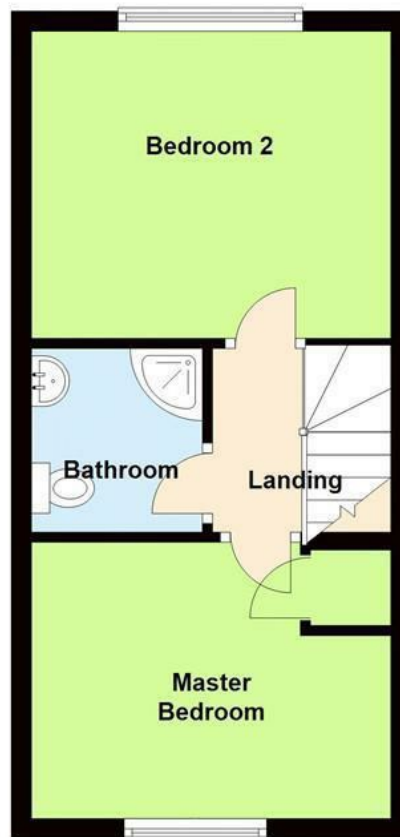
Approx. 39.5 sq. metres (425.4 sq. feet)

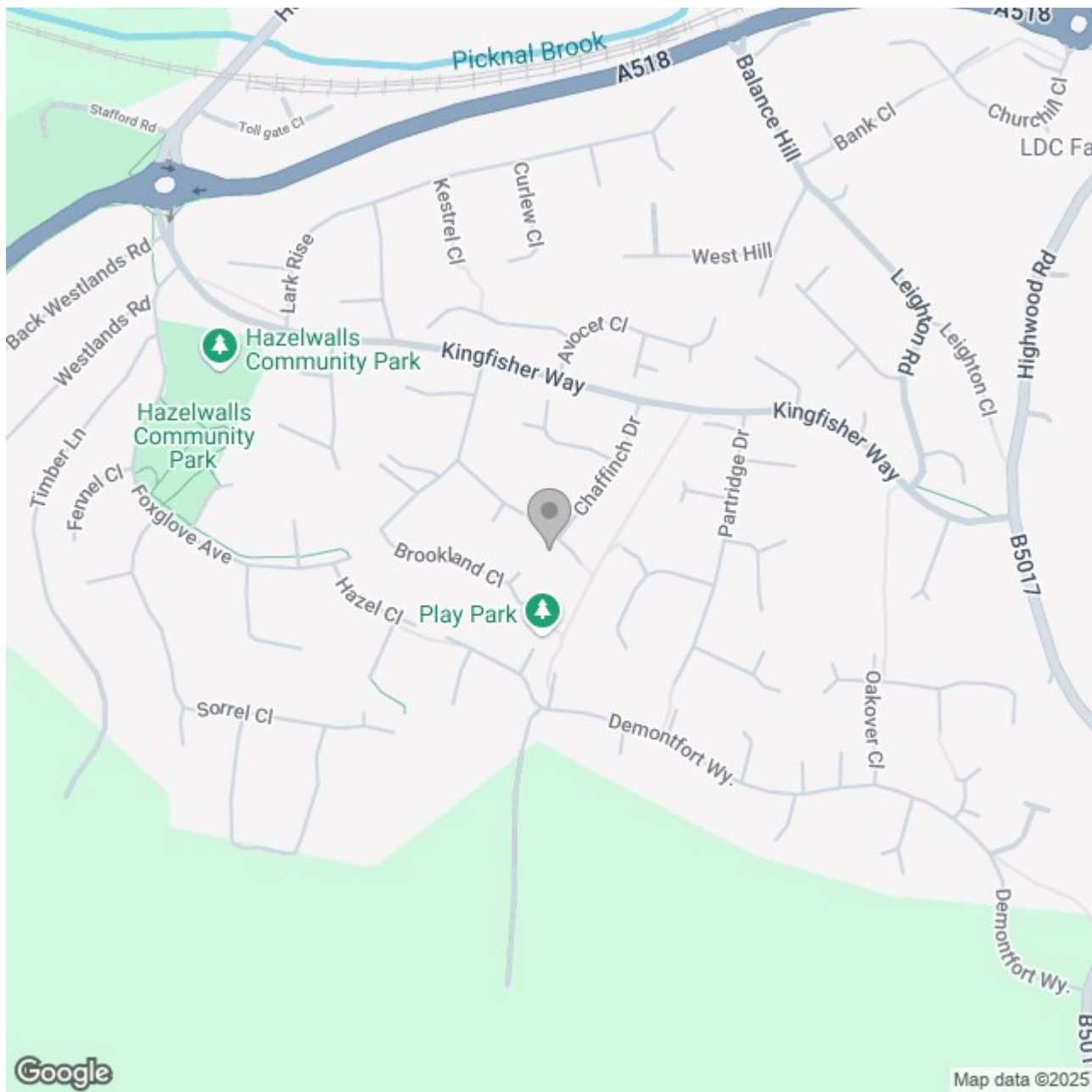


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

## First Floor

Approx. 28.0 sq. metres (301.4 sq. feet)





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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