





A three-bedroom semi-detached property located in a popular area with convenient access to local amenities and transport links. The property boasts a spacious lounge-diner, three generously sized bedrooms, a good-sized rear garden, and a driveway providing ample parking. Benefiting from gas central heating and double glazing throughout, this home is ideal for families or first-time buyers. Viewing is highly recommended and available strictly by appointment only.



## Accommodation

The property is entered via a front entrance door into a welcoming hallway with stairs rising to the first floor. A door leads to the spacious lounge-diner, which features parquet flooring, double-glazed windows to both the front and rear elevations, and double-glazed French doors opening onto the rear garden.

The kitchen is equipped with a selection of matching wall and base units, a single bowl stainless steel sink with a mixer tap and drainer, space for a washing machine and dishwasher, and a four-ring gas hob with an electric oven below and extractor over. Double-glazed windows to the rear elevation provide natural light, and a door leads to the utility room.

The utility room includes double-glazed windows to the side elevation, a double-glazed UPVC side access door, a wall-mounted gas boiler, and additional storage.

The first-floor landing provides access to three well-proportioned bedrooms, the family bathroom, and a separate WC. The master bedroom features a central heating radiator and a double-glazed window to the front elevation. The second bedroom includes a central heating radiator and a double-glazed window overlooking the rear garden. The third bedroom also benefits from a central heating radiator and a double-glazed window.

The family bathroom comprises a two-piece suite with a bath featuring a mixer tap and handheld

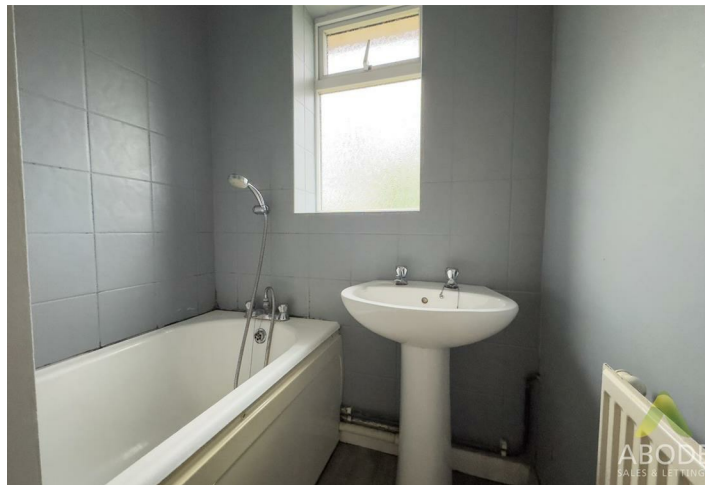


shower, a wash hand basin with individual hot and cold taps, partially tiled walls, and a double-glazed window to the rear elevation. The separate WC includes a low-level WC and a double-glazed window to the rear.

## Outside

The front elevation features a paved driveway providing parking and a pathway leading to a timber gate that grants access to the rear garden. The rear garden is mainly laid to lawn, with a centralised pathway and a patio area, all partially enclosed by timber fencing for privacy.









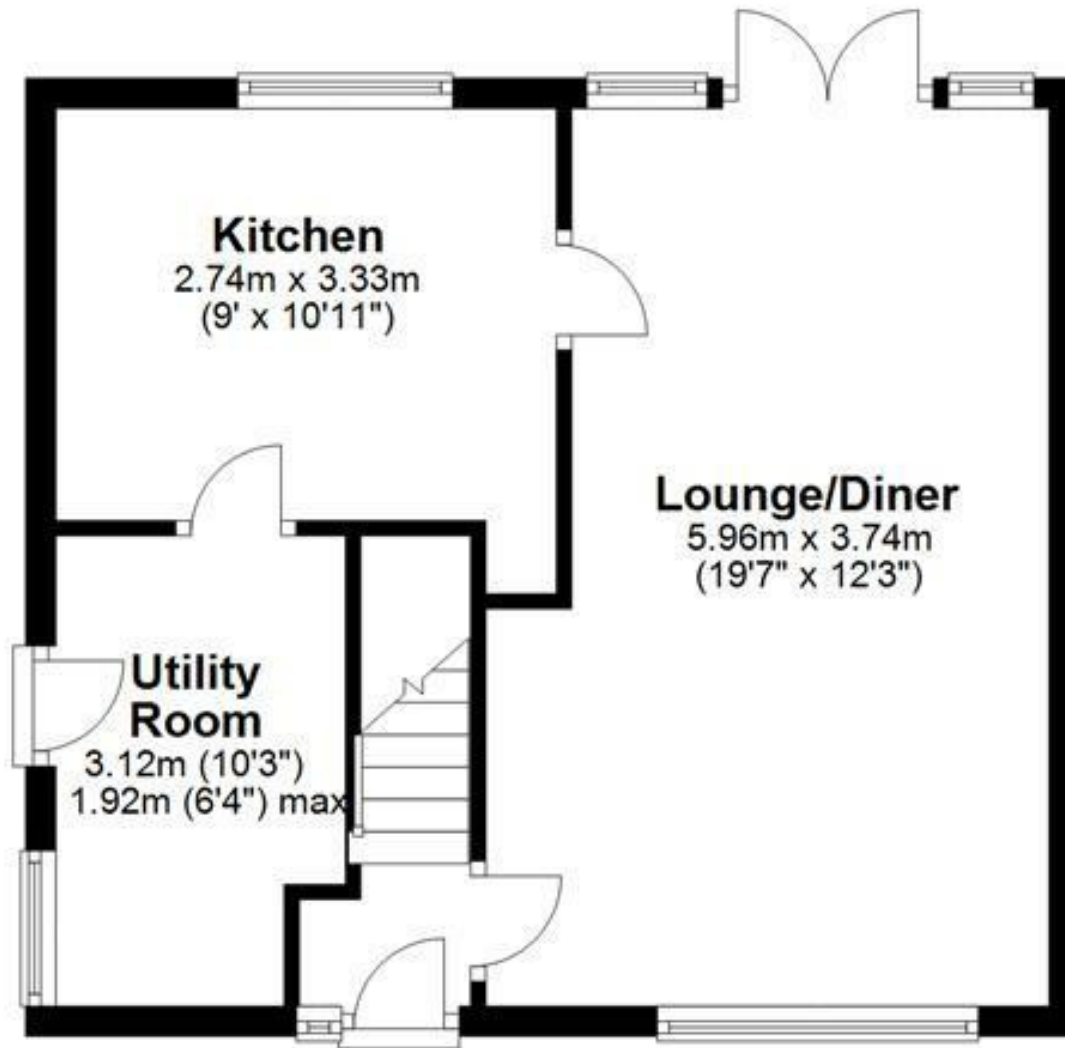






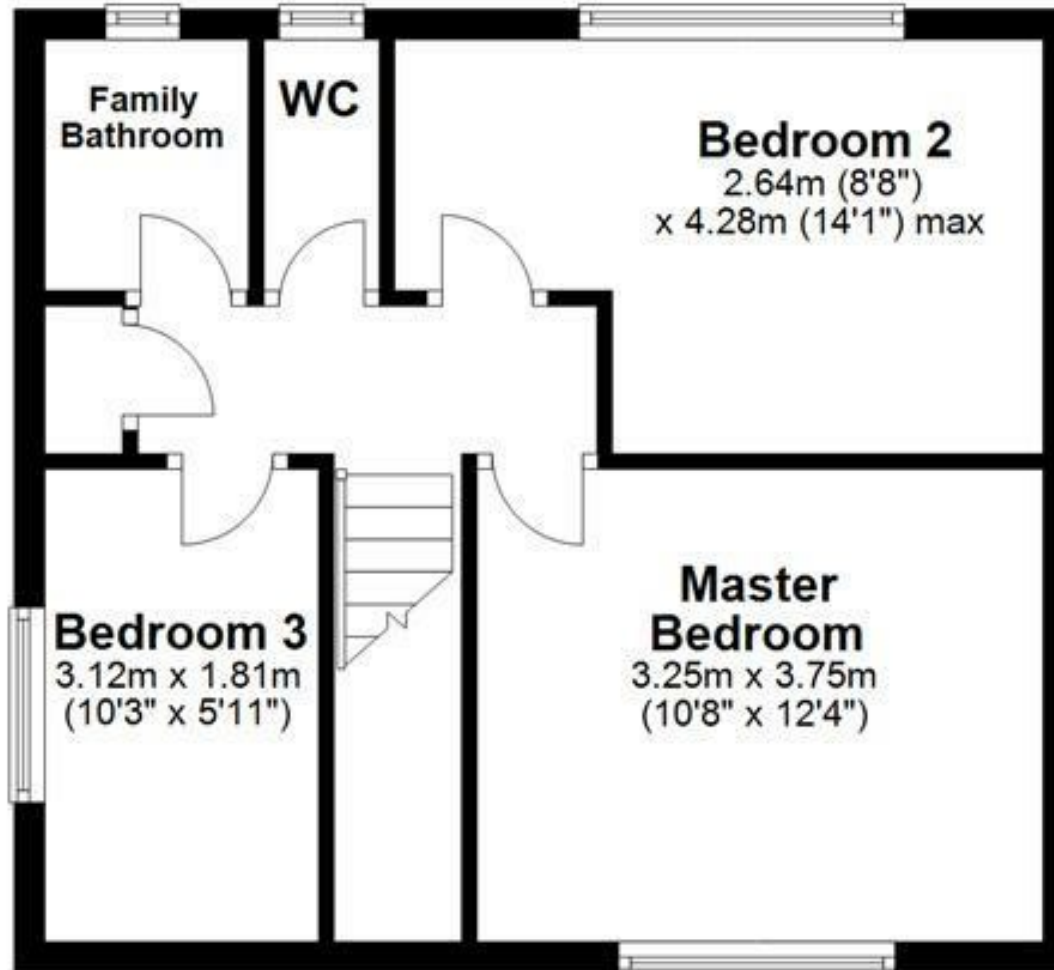


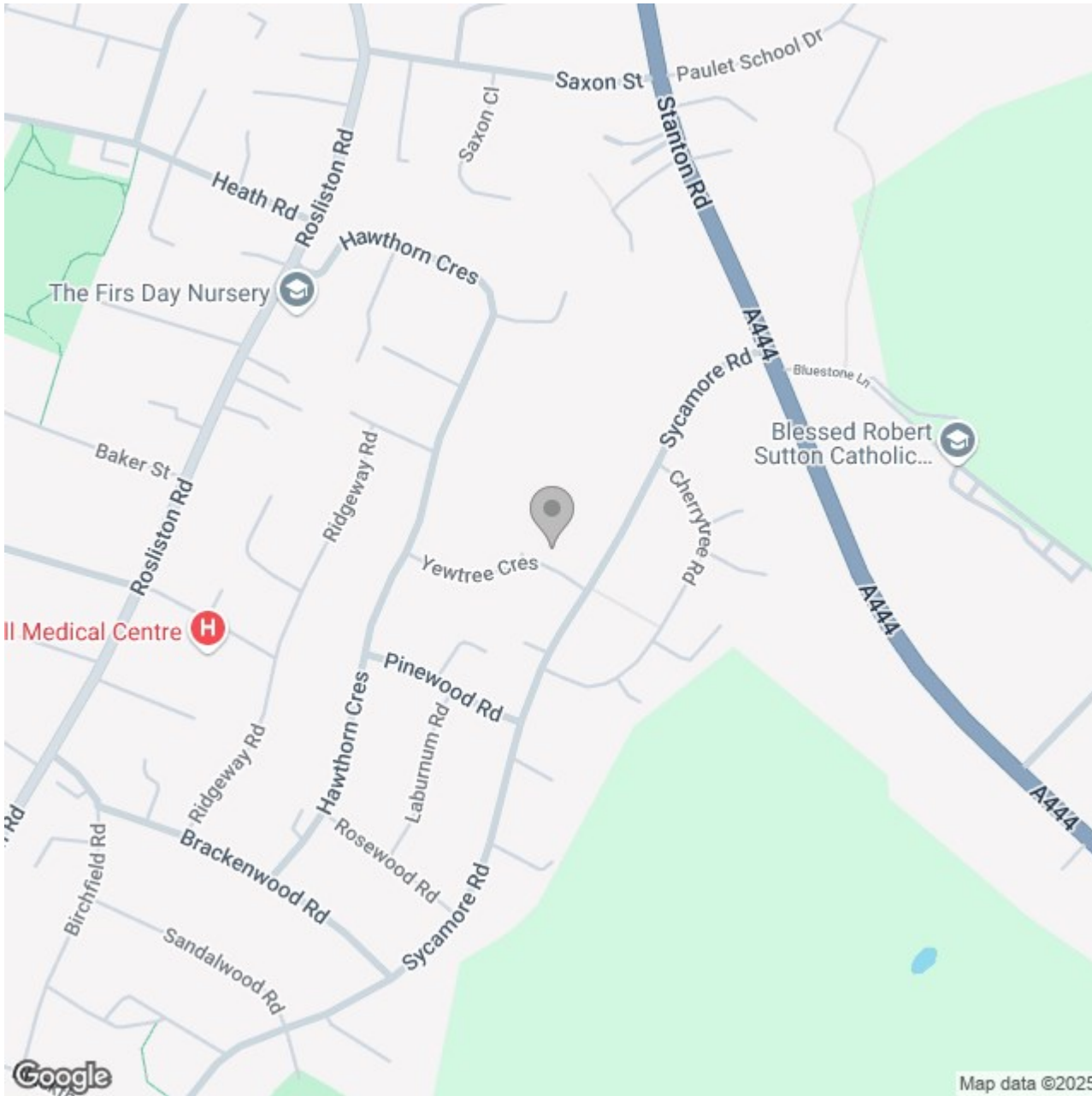
## Ground Floor



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) <b>A</b>		
(81-91) <b>B</b>		<b>86</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	