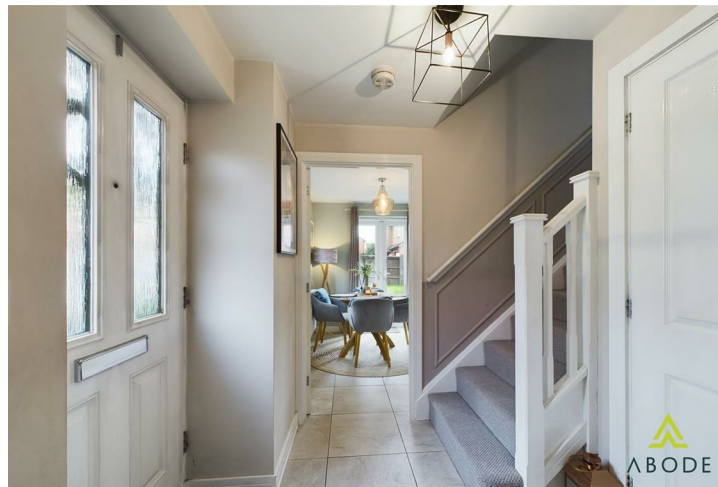






This well-presented three-bedroom detached property is situated in a popular location and offers a range of desirable features, including a detached garage, driveway providing off-road parking, and an enclosed garden. The ground floor comprises a spacious living room, a modern kitchen, and a dining area, providing ample space for family living and entertaining. Upstairs, there are three well-proportioned bedrooms, including a master bedroom with an en-suite, and a family bathroom. Viewings are strictly by appointment only.



Accommodation

Ground Floor

The property is accessed through a front entrance door leading into a welcoming hallway, which features stairs rising to the first floor and doors leading to the living room, kitchen-diner, and WC cloaks. The WC cloaks is finished with half-panelling to the walls and comprises a wash-hand basin with a mixer tap and a low-level WC.

The spacious living room benefits from double-glazed windows to the front and side elevation, a central heating radiator, and ample space for a variety of seating configurations, creating a comfortable and relaxing environment.

The modern kitchen-diner is fitted with a range of matching wall and base units, under-counter drawers, and integrated appliances, including a dishwasher, fridge-freezer, electric oven, and gas hob with an extractor over. The kitchen is complemented by a stainless steel splash back, a sink with a mixer tap, tiled flooring, and recessed spotlighting. Double-glazed windows to the side and rear elevation, as well as French doors leading out to the garden, flood the space with natural light. A door from the kitchen provides access to the utility room, which features additional base units with a roll-edge worktop, tiled flooring, and space for white goods.

First Floor

The first floor offers three well-proportioned bedrooms and a family bathroom. The master bedroom boasts built-in wardrobes, double-glazed



windows to the side and front elevation, and a central heating radiator. A door leads to the en-suite shower room, which features a shower cubicle with a glass door and shower attachment over, a wash-hand basin with mixer tap, a low-level WC, and partially tiled walls.

The second and third bedrooms are both bright and airy, with double-glazed windows and central heating radiators. The family bathroom includes a three-piece suite comprising a wash-hand basin with a mixer tap, a bath with a mixer tap over, a low-level WC, and partially tiled walls. A







double-glazed window to the side elevation completes the space.

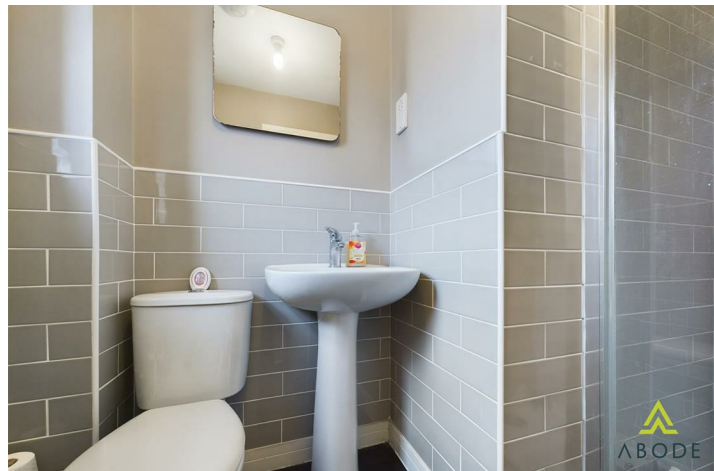
Outside

The front of the property features a fore garden with a pathway leading to the front entrance door, providing an attractive approach. A driveway provides off-road parking and leads to a detached garage, offering additional storage or parking options.



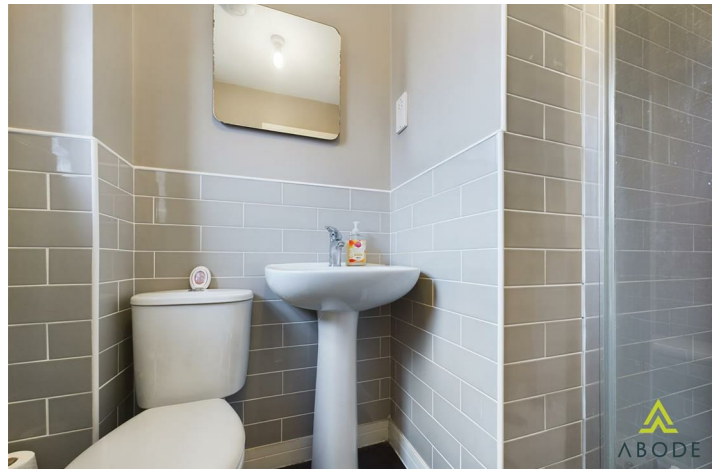
The enclosed rear garden is primarily laid to lawn, bordered by timber fencing for privacy. A patio area adjacent to the house is perfect for outdoor dining and entertaining. This well-maintained outdoor space provides a delightful setting for families or those who enjoy gardening.





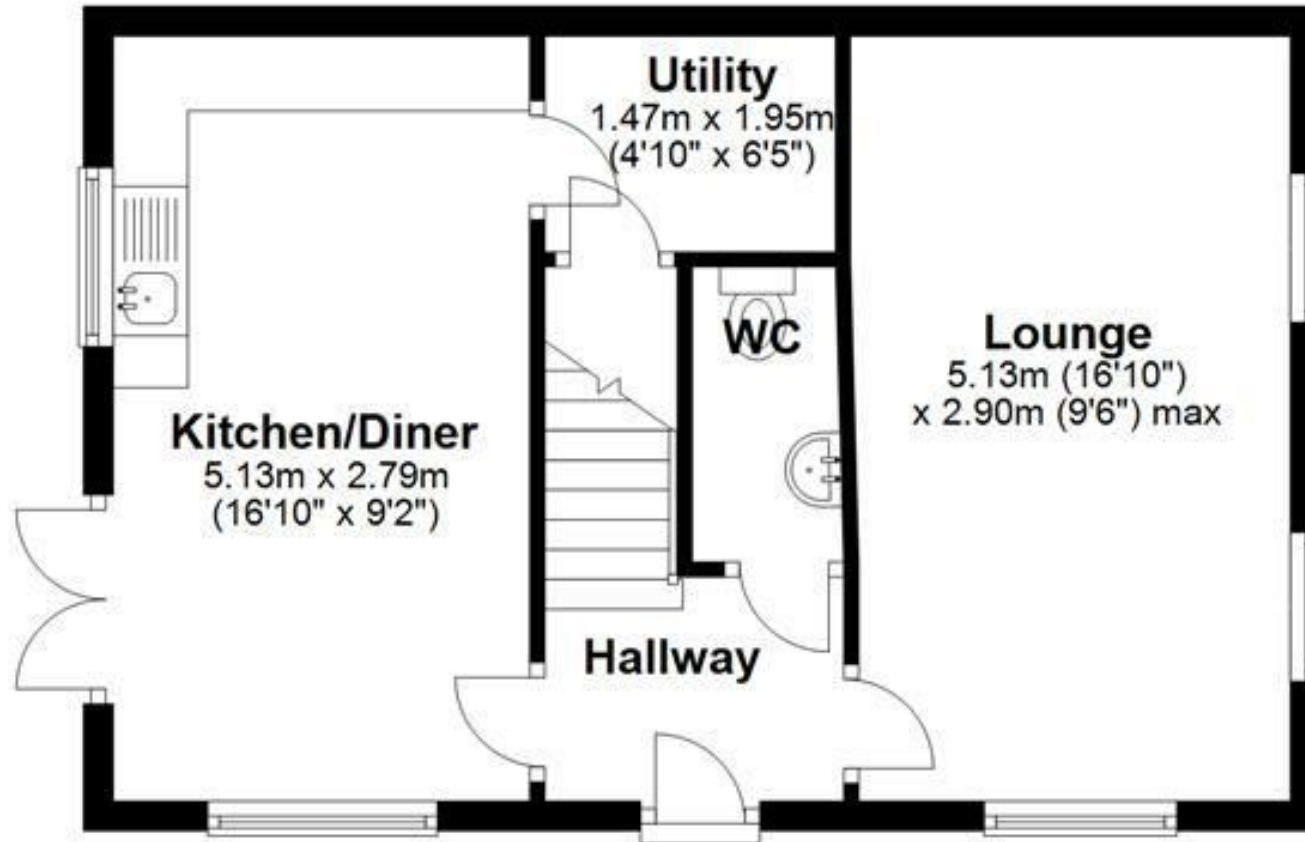






Ground Floor

Approx. 40.6 sq. metres (436.5 sq. feet)

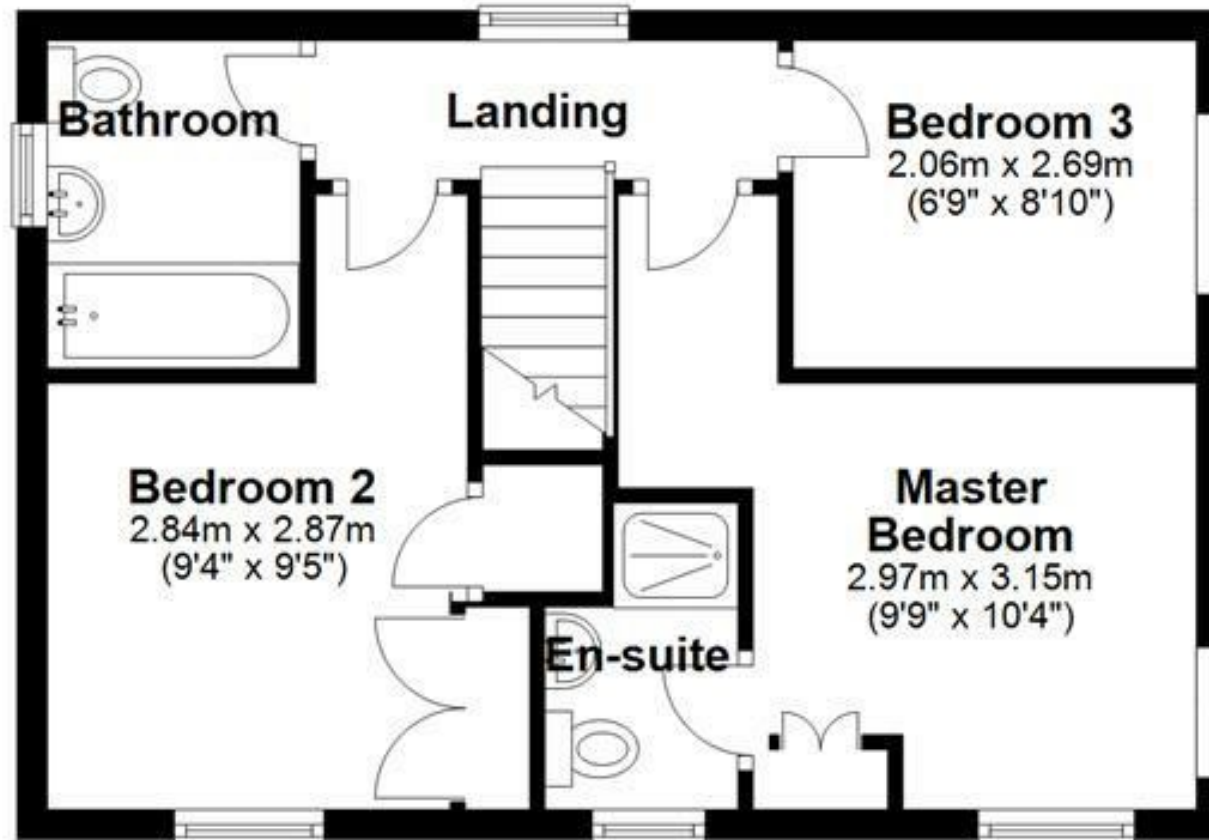


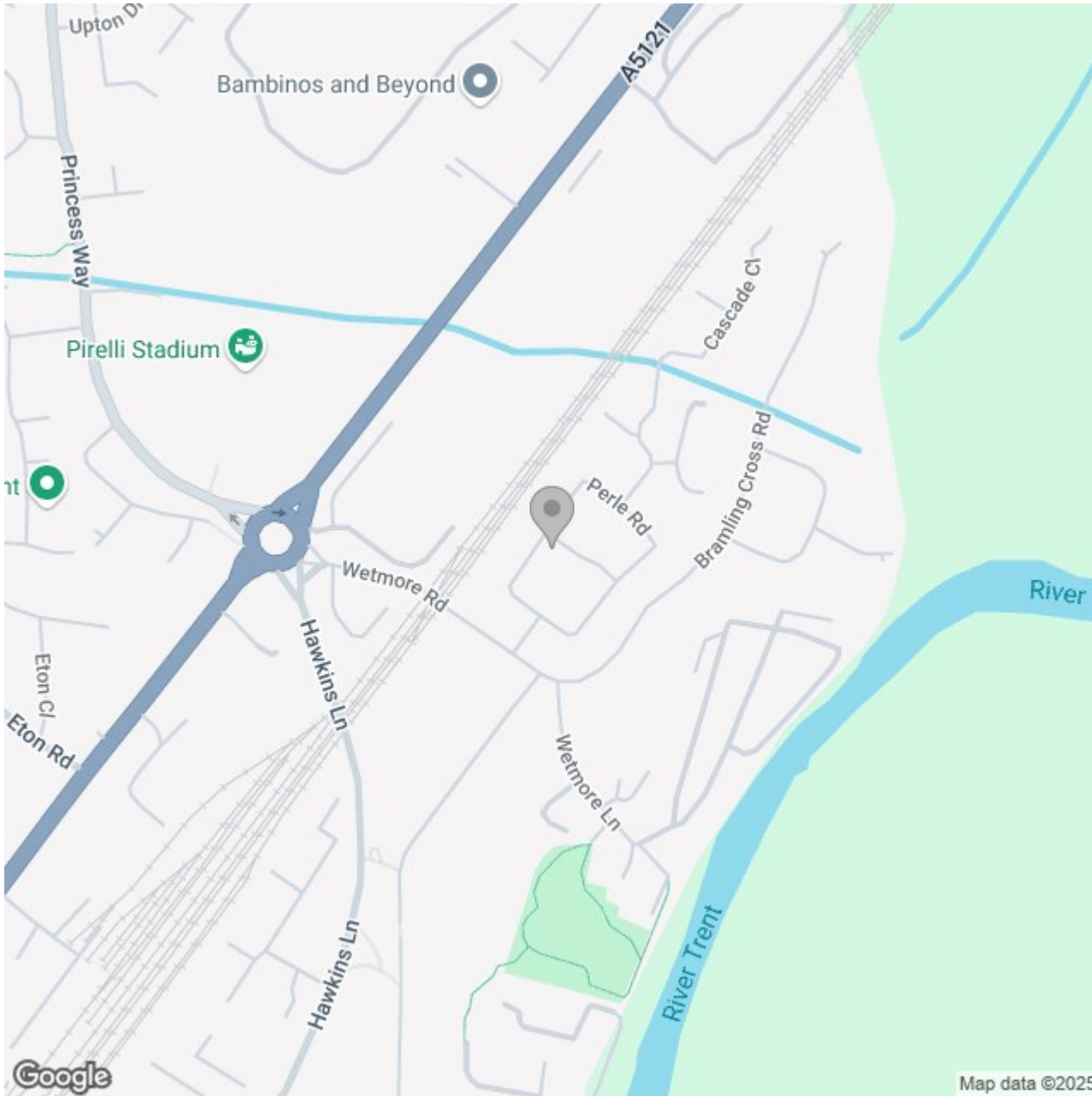
Total area: approx. 79.5 sq. metres (856.1 sq. feet)

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. 39.0 sq. metres (419.6 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	