

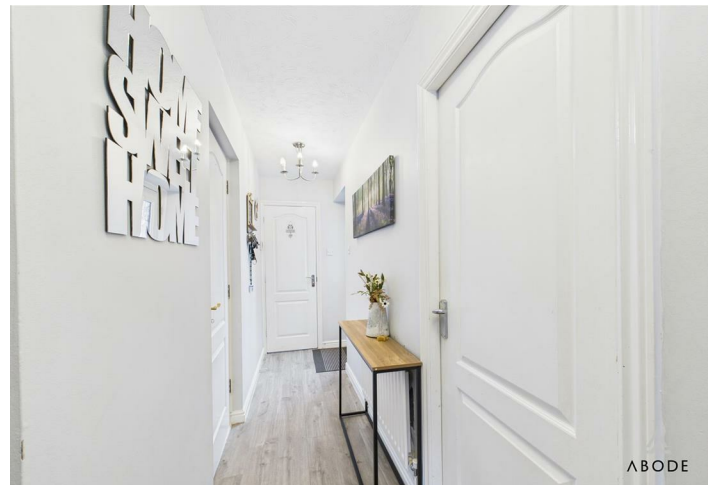




This impressive three-bedroom detached family home is beautifully presented throughout and offers spacious, modern living accommodation. The property briefly comprises an entrance hallway, a guest cloakroom, and a newly refurbished fitted kitchen finished to a high standard. There is a spacious lounge diner that leads seamlessly into a delightful conservatory, offering additional living space and views over the garden. On the first floor, the landing provides access to three well-proportioned bedrooms, including a master bedroom benefiting from an en-suite shower room. A generously sized, contemporary family bathroom completes the first floor. The home is tastefully presented throughout, making it ideal for families or buyers seeking spacious, ready-to-move-in accommodation.





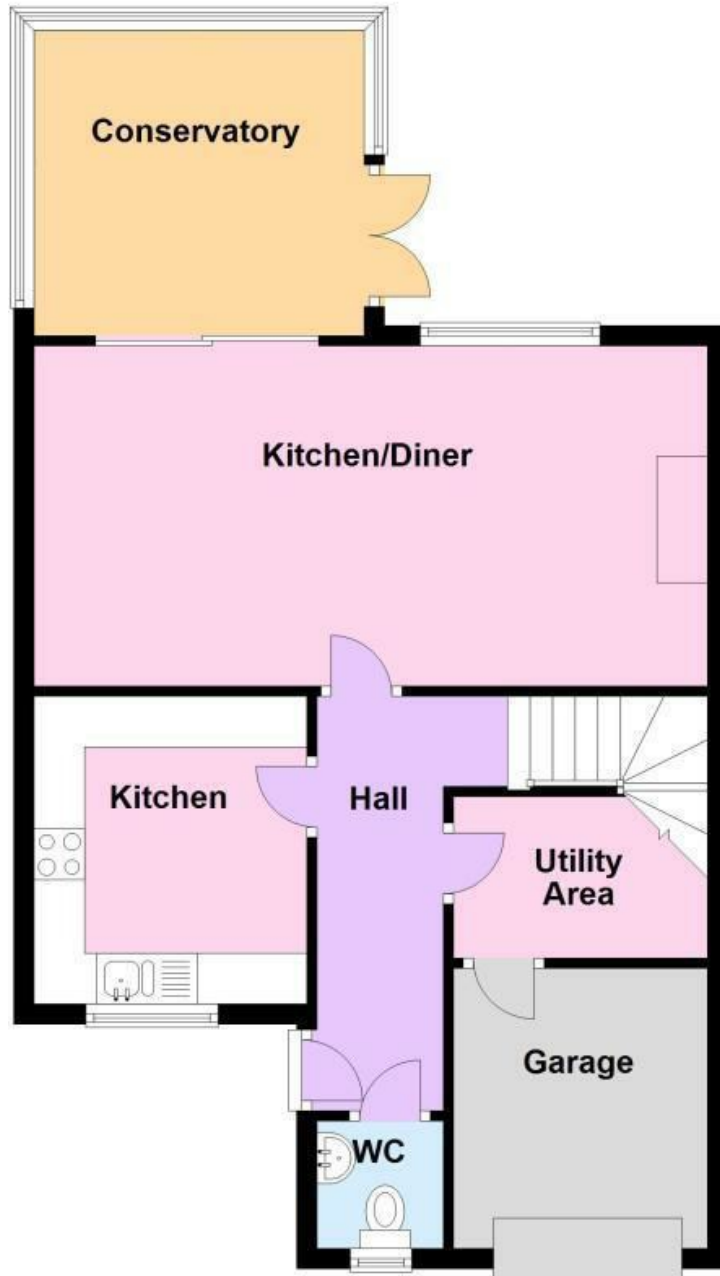




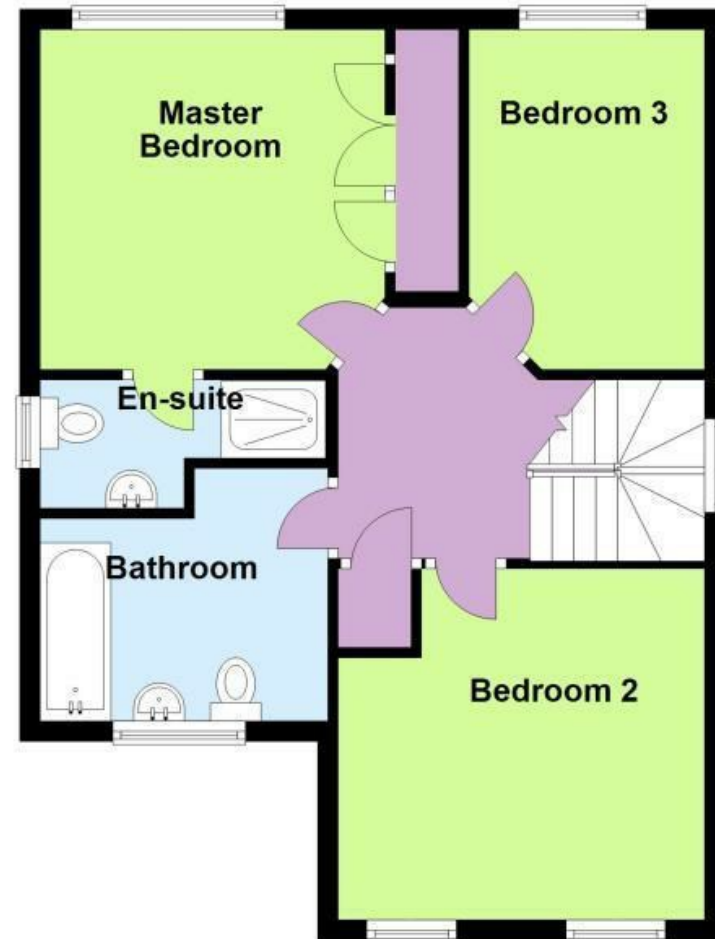




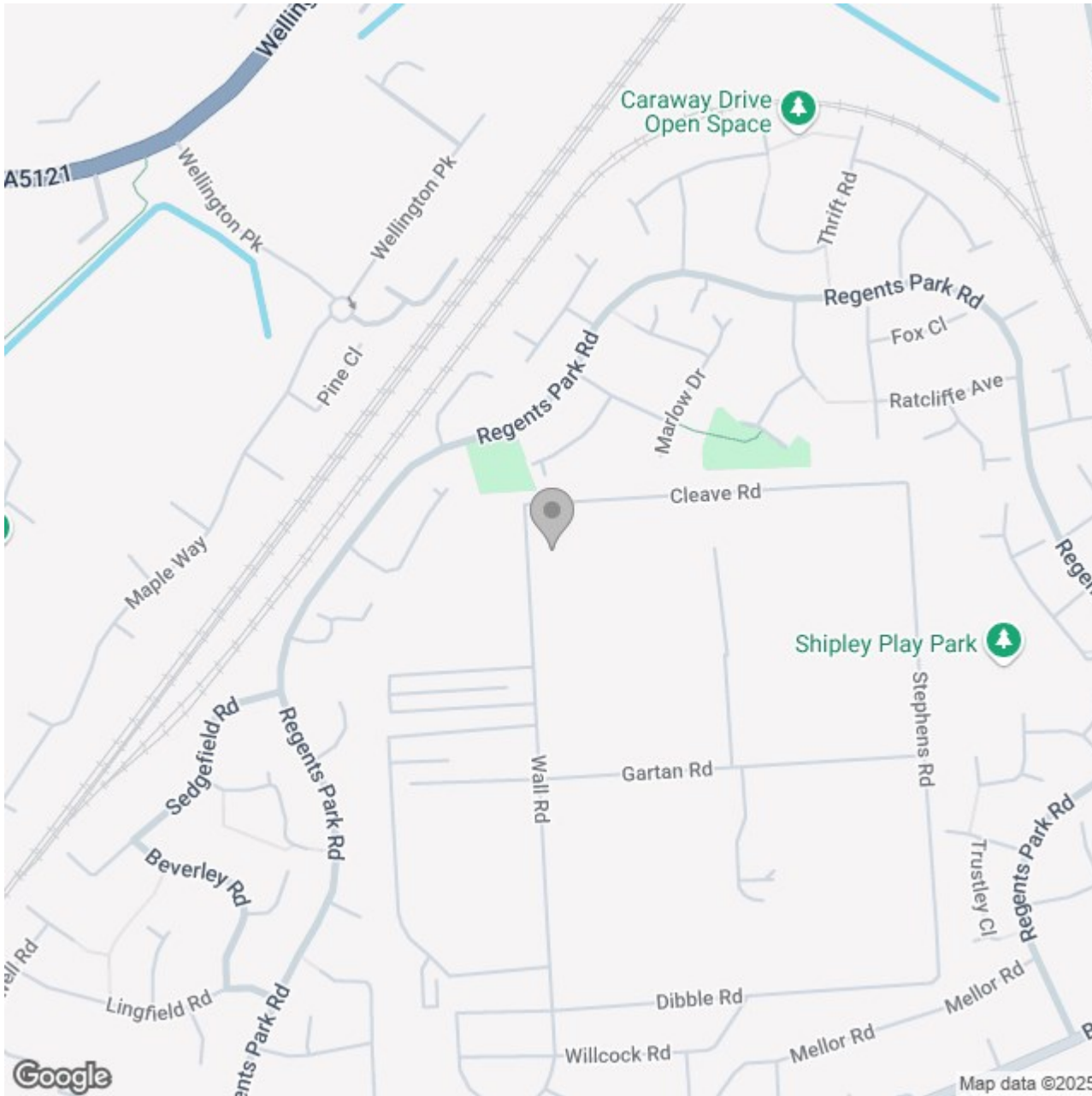
Ground Floor



First 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.



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	