





**** NO CHAIN ** BEAUTIFULLY PRESENTED ** ECCLESBOURNE SCHOOL CATCHMENT **** This is a great opportunity to purchase and modern property on the popular Langley Country Park development. The property offers an entrance hall with a guest cloakroom, lounge, fitted kitchen with dining area, three first floor bedrooms, master with an en suite and built in wardrobes, family bathroom, rear garden and a long side driveway.



ENTRANCE HALL

Entrance door into the hall with a radiator and a door to the cloakroom and lounge.

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

LOUNGE

17'7" x 12'8"

Upvc double glazed bay window to the front, stairs to the first floor, radiator and a door to the dining area.

KITCHEN/DINER

15'8" x 9'5"

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. electric oven with gas hob and an extractor hood. Space and plumbing for a washing machine and dishwasher, space for a fridge freezer, upvc double glazed window and French doors to the garden and a radiator.

FIRST FLOOR LANDING

With doors to -

BEDROOM 1

10'5" x 9'6"

Built in wardrobes, radiator, upvc double glazed window to the rear and a door to the en suite.

EN SUITE

Enclosed shower cubicle with wall mounted shower, wash hand basin, low flush wc, radiator and upvc double glazed window.



BEDROOM 2

10'4" x 8'6"

Upvc double glazed window to the front and a radiator.

BEDROOM 3

6'9" x 6'8"

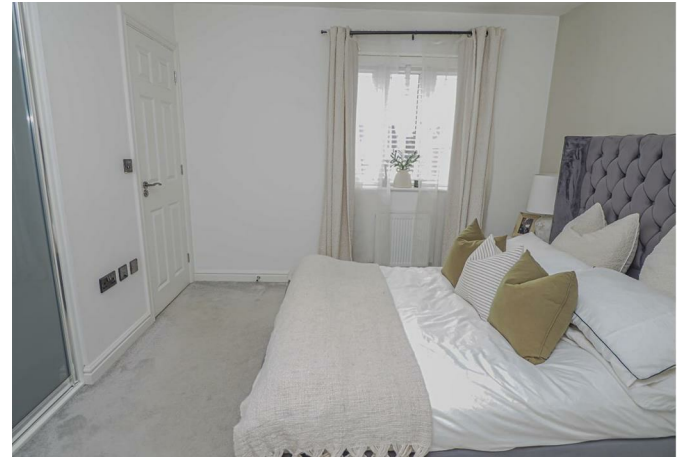
Upvc double glazed window to the front and a radiator.

BATHROOM

Panel enclosed bath, low flush wc, wash hand basin and a radiator.

GARDEN







The property offers along drive to the side and a gate to the rear garden which is mainly laid to lawn with a paved patio area.



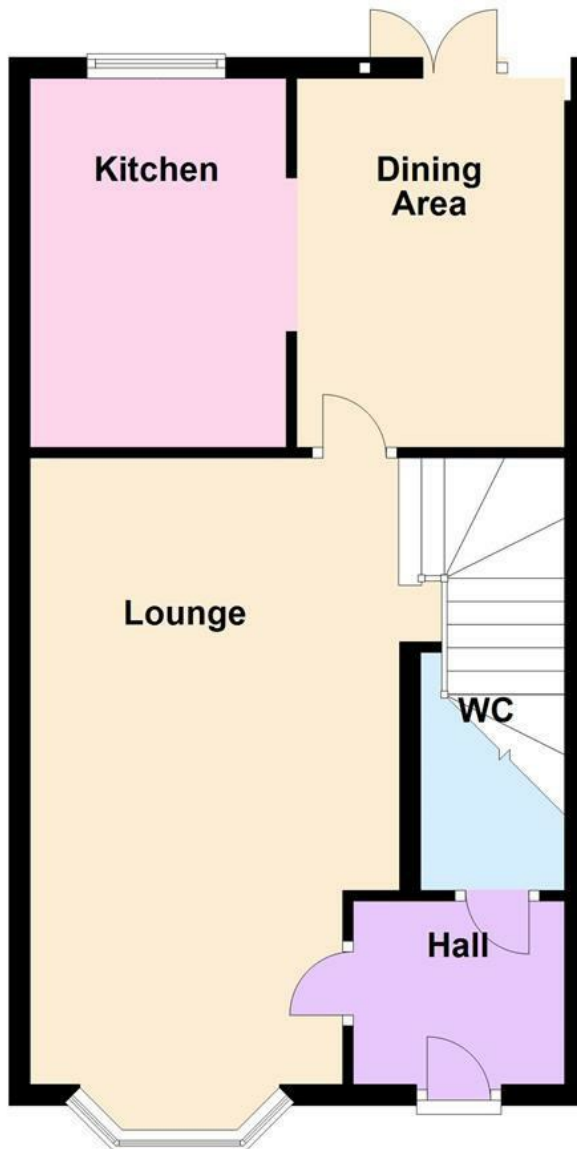






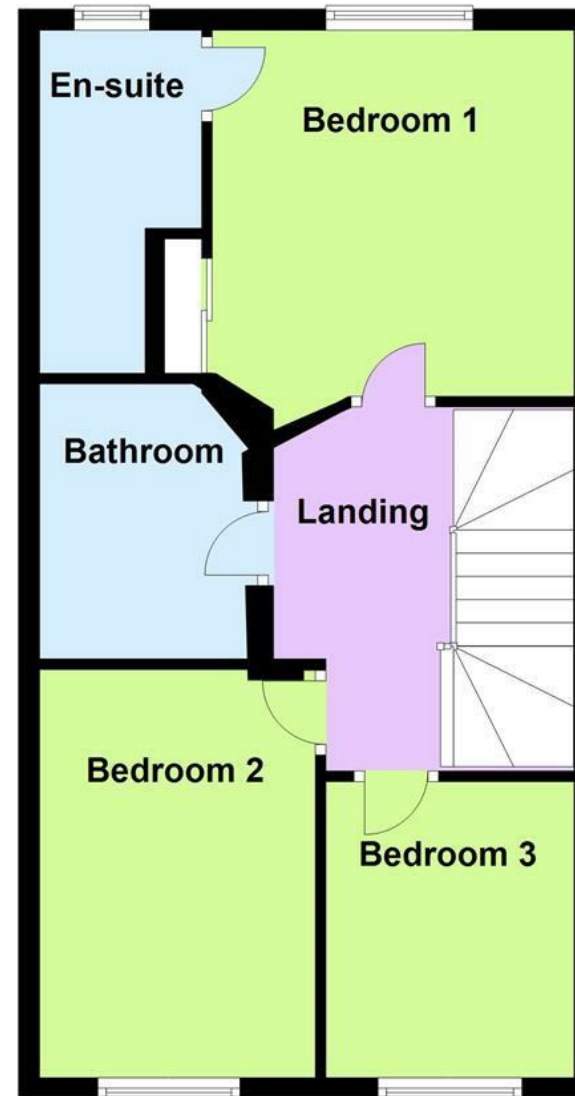
Ground Floor

Approx. 48.5 sq. metres (522.5 sq. feet)



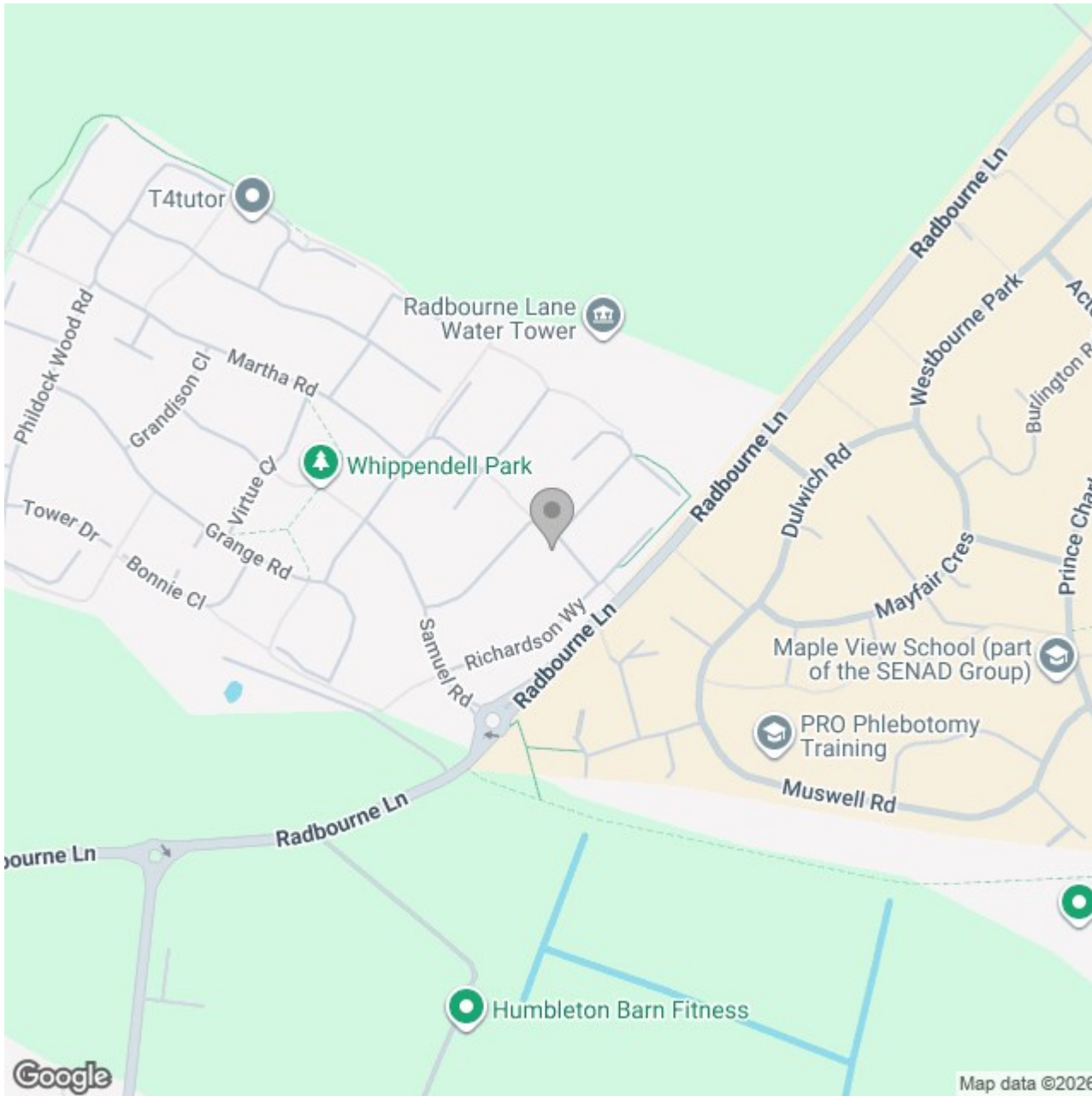
First Floor

Approx. 49.8 sq. metres (536.6 sq. feet)




Total area: approx. 98.4 sq. metres (1059.1 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.



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 81 | |
| (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 |  |