





Situated in the sought-after residential location of Saxon Close, this beautifully presented three-bedroom detached family home offers spacious and well-planned accommodation throughout.

The ground floor comprises a welcoming entrance hall, a bright dual aspect living room, a convenient cloakroom/WC, a superb open plan kitchen/dining room forming the heart of the home with French doors opening onto the rear garden, and a practical utility room.

To the first floor, the property benefits from three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and an en suite shower room, together with a contemporary family bathroom.

Externally, the home enjoys an enclosed rear garden ideal for outdoor entertaining, with off-road parking and storage. Combining modern living with a practical layout, this impressive home is perfectly suited to families and those looking to upsize.

Viewing by appointment only and available for sale with no upward chain.



Entrance Hallway

Entered via a composite front entrance door with obscure double glazed insert, the welcoming entrance hall features a staircase rising to the first floor landing, a central heating radiator, consumer unit, thermostat, smoke alarm, and internal doors providing access to the principal ground floor accommodation.

Living Room

A bright and spacious dual aspect reception room enjoying views to the front and side elevations through two UPVC double glazed windows. Additional features include two central heating radiators, television aerial point and telephone point.

Cloakroom/W.C.

Fitted with a two-piece suite comprising a low-level WC with dual flush and a pedestal wash hand basin with mixer tap and tiled splashback. Further benefits include a central heating radiator and extractor fan.

Kitchen/Diner

Undoubtedly the heart of the home, this superb open plan kitchen/dining room enjoys an abundance of natural light from dual aspect UPVC double glazed windows to the front and side elevations, together with UPVC double glazed French doors opening onto the rear patio.

The kitchen is fitted with a comprehensive range of matching wall and base units with granite work surfaces incorporating a one and a half bowl stainless steel sink with drainer and mixer tap. Integrated appliances include a four-ring stainless steel gas hob with extractor canopy over, built-in oven and grill, and an integrated dishwasher. There is additional space for further freestanding appliances. Finished with LED recessed ceiling spotlights, a central heating radiator, television point and smoke alarm.

Utility Room

Accessed from the kitchen, the utility room is fitted with matching wall and base units with work surfaces incorporating a stainless steel sink and drainer with mixer tap. There is plumbing and space for under-counter appliances, a central heating radiator, extractor fan, and a useful understairs storage cupboard. A composite rear entrance door with obscure double glazed insert provides external access. The wall-mounted gas combination boiler is also housed within the room.

Landing

With a UPVC double glazed window to the rear elevation, the landing benefits from a central heating radiator, loft access via hatch, smoke alarm and doors leading to all first floor accommodation.







Bedroom One

A generous dual aspect double bedroom with UPVC double glazed windows to the front and side elevations allowing for excellent natural light. The room benefits from a central heating radiator, telephone point, thermostat, and a built-in double wardrobe with mirrored sliding doors providing hanging rails and shelving. A door leads through to:

En-suite

Fitted with a three-piece suite comprising a low-level WC with dual flush, pedestal wash hand basin with mixer tap and tiled splashback, and an enclosed shower cubicle with folding glazed screen and electric shower. Additional features include an obscure UPVC double glazed window to the front elevation, recessed ceiling spotlights, extractor fan and chrome heated towel radiator.

Bedroom Two

A well-proportioned dual aspect double bedroom with UPVC double glazed windows to the front and side elevations and a central heating radiator.

Bedroom Three

Featuring a UPVC double glazed window to the side elevation and a central heating radiator.

Family Bathroom

Appointed with a three-piece suite comprising a low-level WC with dual flush, pedestal wash hand basin with mixer tap and tiled splashback, and a panelled bath with shower over. Additional features include an obscure UPVC double glazed window to the side elevation, recessed ceiling spotlights, extractor fan and chrome heated towel radiator.

Estate Charges

Please note that estate charges apply to this property and are currently approximately £250 per annum. Buyers are advised to make their own enquiries through their legal representative to verify the current charges and any associated obligations. Please also note that a rentcharge may apply in relation to the estate charges.

Garden

Substantial lawned area to the front of the property with an established flower bed to side leading to a generous rear garden, mainly laid with a patio and stone chipped areas and a practical garden shed for storage. A perfect space for entertaining.



AML Disclaimer - Ashbourne/Utttoxeter Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks. Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

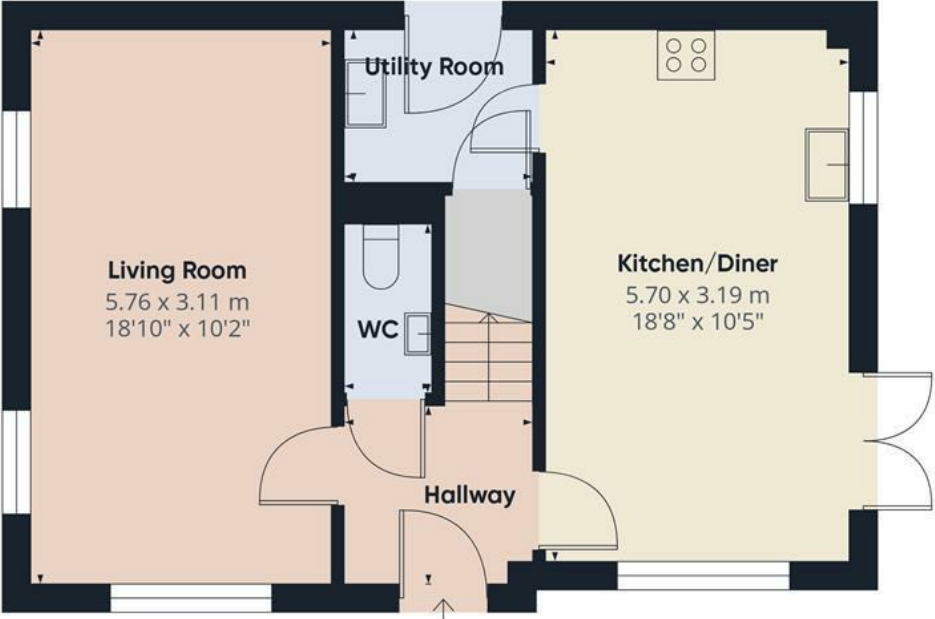






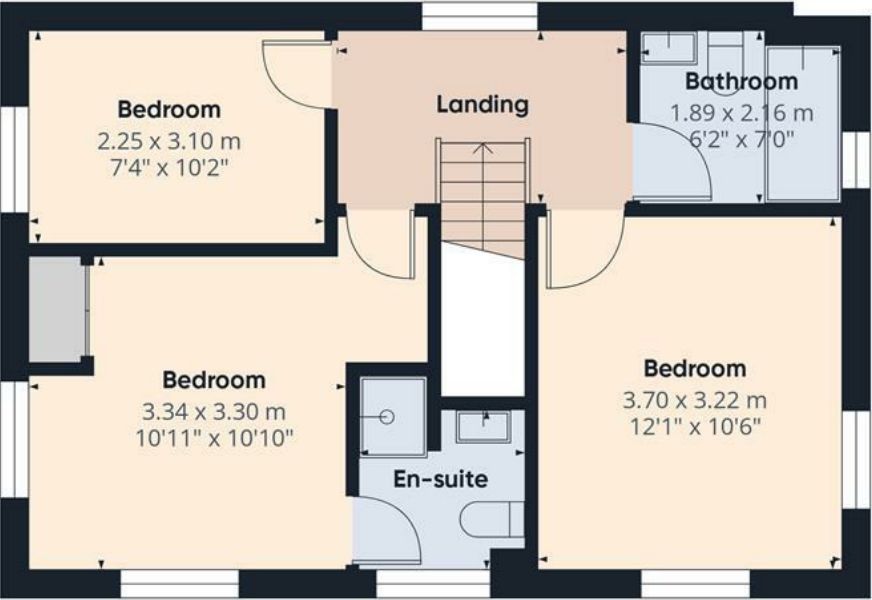






Floor 0

Approximate total area⁽¹⁾
91.5 m²
984 ft²



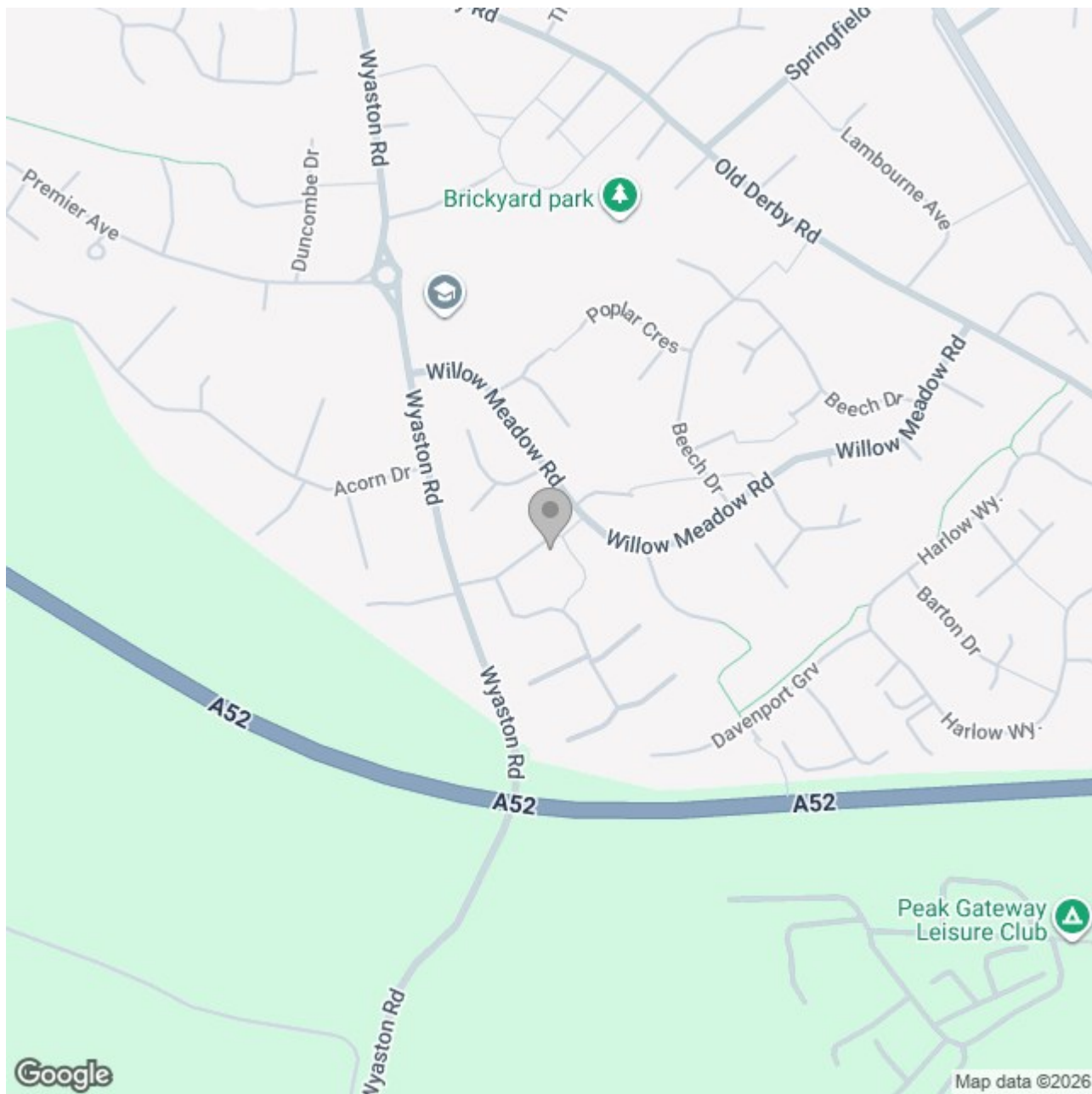
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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 	