





SUMMARY

**** THREE BEDROOM SEMI-DETACHED **
OFF-ROAD PARKING ** SPACIOUS
GARDEN WITH SOUTH FACING ASPECT ****

A three bedroom semi-detached property with a spacious driveway, garage and laid to lawn garden. In brief, the accommodation comprises porch, hall, lounge, extended kitchen/diner, utility room, three bedrooms and family bathroom. Externally, the driveway to the front elevations provides ample off-road parking and spacious gardens to rear with a detached garage. Having gas central heating and full uPVC double glazing.

The property is located on the outskirts of the town centre and still within close distance to local amenities such as shops, schools and leisure centre. Easy access to A50 which links all major road networks. Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents



PORCH

With UPVC double glazed frosted glass windows to front and side elevations, UPVC double glazed front entrance door, panelled flooring throughout, glass panel door leading to:

HALLWAY

With panelled flooring throughout, staircase rising off to the first floor landing with useful under stairs storage cupboard, a UPVC double glazed window to the side elevation, central heating radiator, thermostat, internal doors leading to:

LOUNGE

With a UPVC double glazed window to the front elevation, telephone point, central heating radiator, TV aerial point.

EXTENDED KITCHEN DINER

With a UPVC double glazed window to the side elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with granite effect roll top preparation work surfaces, stainless steel sink and drainer with mixer tap, freestanding four ring gas hob with oven/grill, central heating radiator, useful under stairs storage cupboard housing the consumer unit and electric meter, to the rear elevation is a UPVC double glazed sliding patio door, internal door leading to:

UTILITY ROOM

With a UPVC double glazed door leading to the rear patio, UPVC double glazed window to the rear elevation, tiled flooring throughout, central heating gas boiler, space for freestanding white goods and appliances, access into loft space via loft hatch.



FIRST FLOOR LANDING

With a UPVC double glazed frosted glass window to the side elevation, access into loft space via loft hatch, useful over stairs storage cupboard complete with eye and base level shelving, former airing cupboard storage base with central heating radiator and shelving, internal doors leading to:

MASTER BEDROOM

With a UPVC double glazed window to the rear elevation, central heating radiator, TV aerial point.







BEDROOM TWO

With a UPVC double glazed window to the front elevation, central heating radiator.

BEDROOM THREE

With a UPVC double glazed window to the front elevation, central heating radiator.

BATHROOM

With 2x UPVC double glazed frosted glass windows to the rear elevation, the bathroom features a three-piece suite comprising of low-level WC, pedestal wash hand basin with tiled splashback, panelled bath units with shower over, glass screen and complementary tiling to wall coverings and central heating radiator.

OUTS IDE

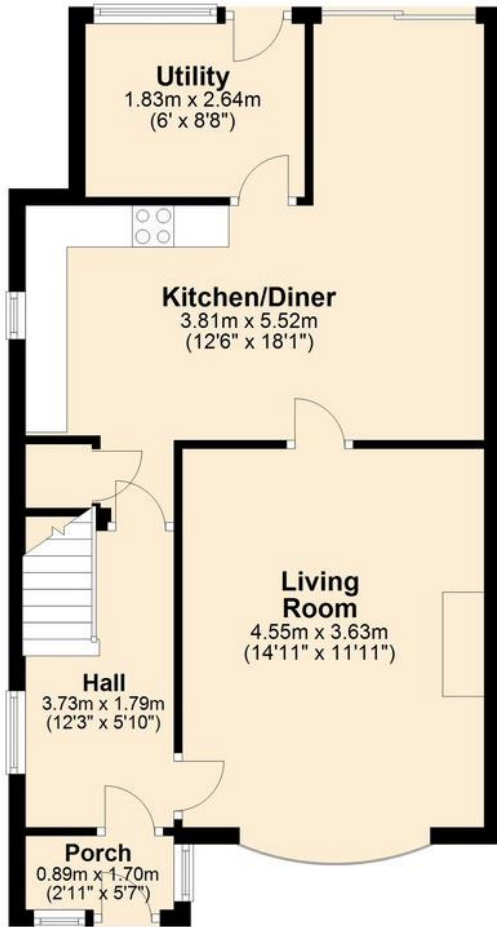
The frontage has a spacious driveway providing ample off-road parking with perimeter fencing. Gated entry leads to a shared driveway and entry to:

The rear of the property, having a hard standing patio and a garden laid to lawn throughout with boundary timber fence panels and concrete posts. At the head of the driveway is a detached garage with up and over door with window to side elevation. The garden faces due South allowing for ample natural light



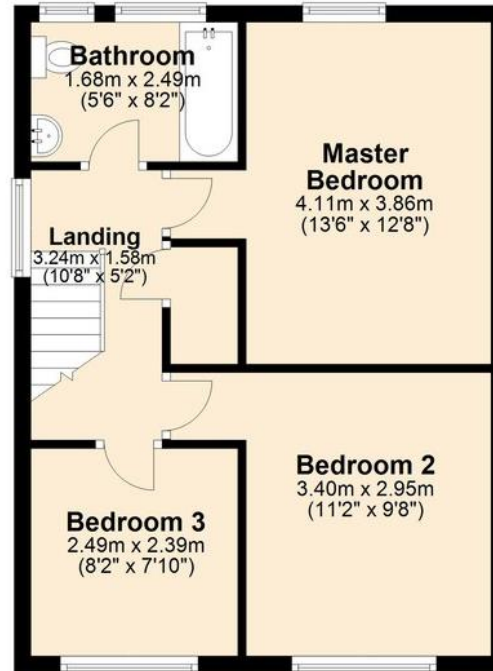
Ground Floor

Approx. 53.0 sq. metres (570.1 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.1 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.

