





SUMMARY

**** THREE BEDROOM SEMI-DETACHED ****
LARGE GARDEN TO REAR ** AMPLE OFF-ROAD PARKING ** NO CHAIN ** FREEHOLD **

Being sold with no upward chain and vacant possession, stands this three bedroom family home, benefiting from ample parking and a spacious plot. A brief internal description of the property comprises hallway, lounge, kitchen/diner, three bedrooms and wet room. To the front elevation is a gravelled driveway, providing ample off-road parking space leading up to former outbuildings. To the rear, the garden is mainly laid to lawn with established borders. The property has full uPVC double glazing and gas central heating throughout.

The property is conveniently located just on the outskirts of the Town Centre but within easy access to local amenities such as shops, schools, leisure centre. Easy access to A50 which links all major road networks and a short drive from the Peak District. Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



ABODE
SALES & LETTINGS

HALLWAY

With a UPVC double glazed obscured glass window to the front elevation, composite double glazed glass panel door leading into, staircase rising to the first floor landing with under stairs storage space, central heating radiator, smoke alarm, telephone point and in housing are the gas, electric meter and consumer unit, door entries leading to:

LOUNGE

With a UPVC double glazed window to the front elevation, TV aerial point, central heating radiator, gas hook up point for fireplace

KITCHEN/DINER

The 2x UPVC double glazed windows to the rear elevation, central heating radiator, useful under stairs storage cupboard with eye level shelving, UPVC double glazed side entry door, matching high gloss base level storage cupboards and granite effect roll top preparation work surfaces with complementary tiling surrounding, stainless steel sink and drainer, space for freestanding and under counter white goods, gas point for cooker, door entry leading to:

CLOAKS/WC

With a UPVC double glazed frosted glass window to the side elevation, complementary tiled floor throughout, low-level WC with continental flush, wash hand basin with base level storage, mixer tap and tiled splashback, towel rail.

LANDING

With a UPVC double glazed frosted glass window to the side elevation, access into loft space, and cupboard housing the central heating combination Baxi gas boiler, door entries leading to:



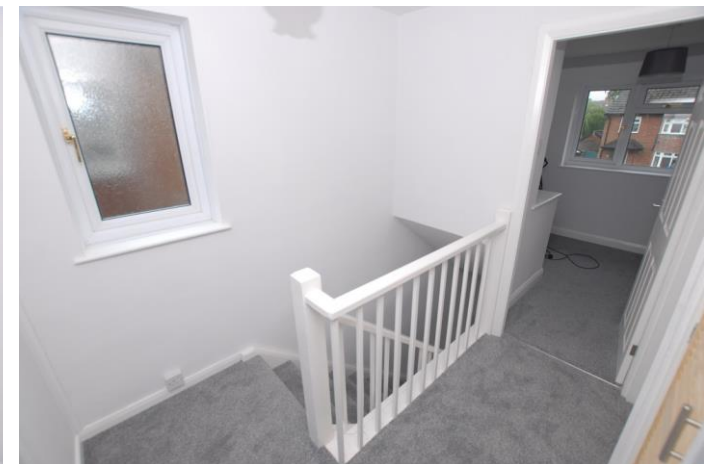
MASTER BEDROOM

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

BEDROOM TWO

With a UPVC double glazed window to the rear elevation, central heating radiator, built-in storage cupboard with double doors and overhead storage space







BEDROOM THREE

With UPVC double glazed window to the front elevation, central heating radiator, useful over stairs storage cupboard with hanging rail.

WET ROOM

With dual aspect UPVC double glazed obscured glass windows to rear and side elevations, with low-level WC, floating wash hand basin, electric shower unit with shower curtain and complementary tiling to wall coverings, extractor fan, electric fan heater.

OUTSIDE

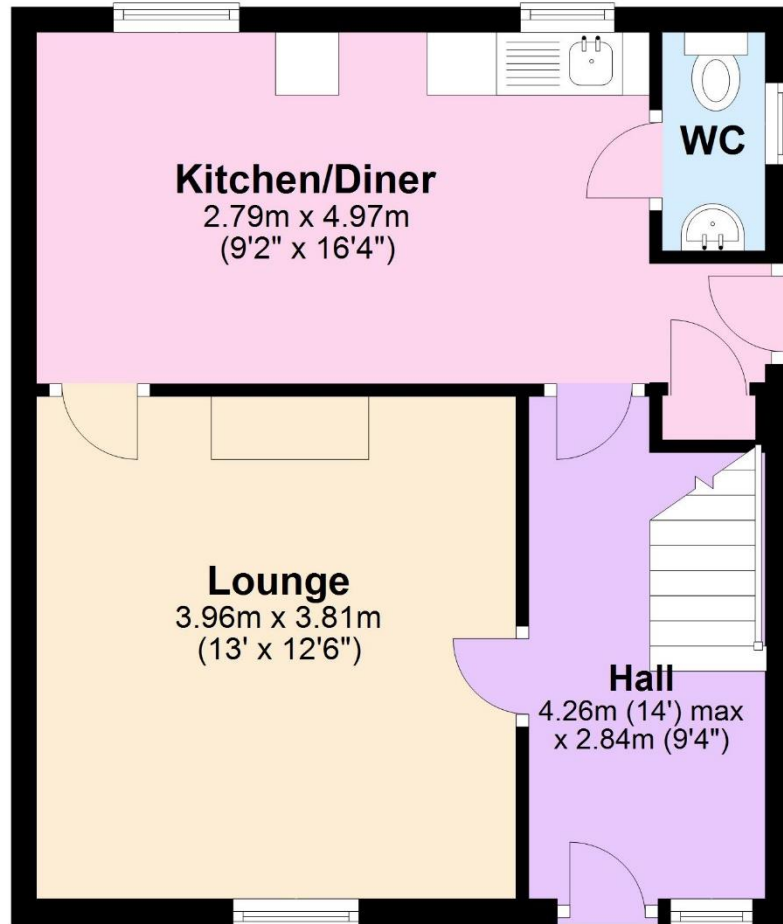
The frontage provides a double width gravelled driveway providing ample off-road parking. To the boundaries are hedgerows and steps leading to the front storm porch and side access.

The Garden is mainly laid to lawn throughout featuring boundary hedges and mature shrubs to rear which provides a high degree of privacy to the plot. To the side elevation is useful brick built outbuildings, wheelie bin storage space and entry leading to the front.

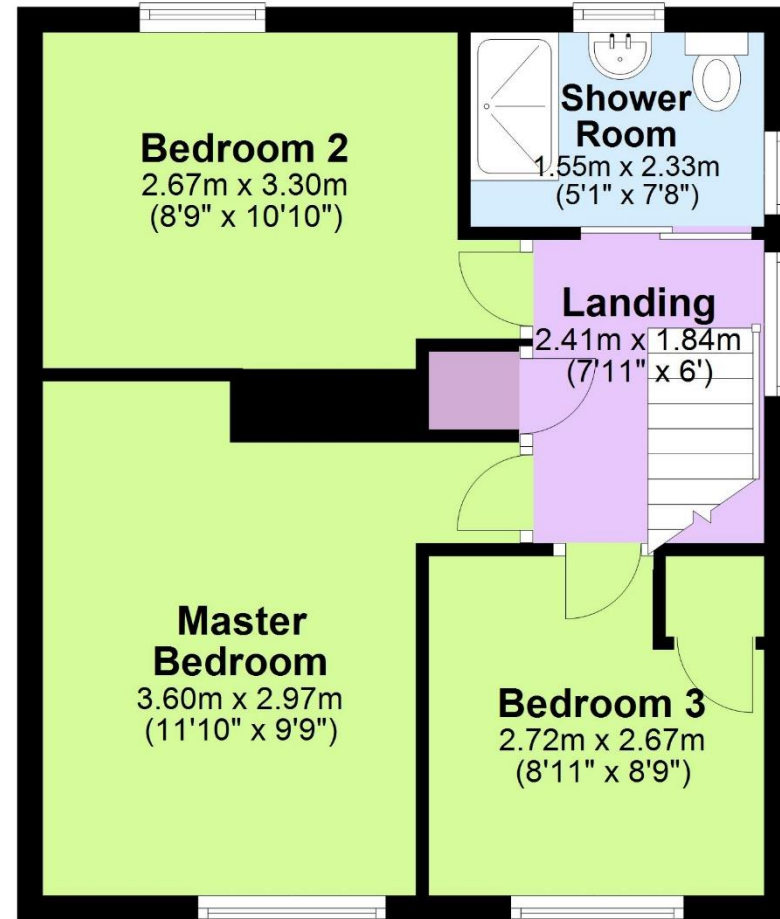




Ground Floor



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.