





**\*\* REDUCED FOR A QUICK SALE \*\* SPACIOUS  
FOUR-BEDROOM DETACHED FAMILY  
RESIDENCE \*\* WITH TWO EN-SUITES AND  
GARAGE \*\* LARGE PLOT \*\* CUL DE SAC  
LOCATION \*\***

This family home, build complete in 2021, boasts four bedrooms and features gas central heating along with full uPVC double-glazed accommodation. Situated at the end of a cul-de-sac, the property offers secluded and spacious rear gardens.

In summary, the layout includes a hallway, living room, cloaks/WC, open plan living/dining kitchen, utility room, landing, four bedrooms (with en-suites for bedrooms one and two) and a separate family bathroom. Outside, ample off-road parking is available to the frontage and an integral and external entry into the garage.



Strictly by appointment, viewings for this property can be scheduled by contacting  
ABODE Estate Agents

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## Lounge

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

## Cloaks/WC

With a low-level WC with continental flush, pedestal wash hand basin with chrome mixer tap, central heating radiator and extractor fan.

## Open Plan Living/Dining Kitchen

With 2xUPVC double glazed windows to the rear elevation and a set of UPVC double glazed French doors leading to the rear patio. The kitchen features range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces. A range of integrated appliances include oven, grill, four ring stainless steel gas hob with matching extractor hood, one and half stainless steel sink and drainer with mixer tap, dishwasher, fridge, freezer, complementary tiled flooring throughout, central heating radiator, spotlighting to ceiling and smoke alarm. The living dining space has complementary tiled flooring throughout, with central heating radiator and spotlighting to ceiling.

## Utility Room

With complementary tiled flooring throughout, central heating radiator, drop edge preparation work surface with a stainless steel 1/2 sink and drainer with mixer tap and extractor fan

## Landing

With access to loft space via loft hatch, smoke alarm, central heating radiator, and cupboard housing the pressurised hot water system, internal doors lead to:



## Bedroom One

With a UPVC double double glazed window to the front elevation, central heating radiator, featuring a range of built-in fitted wardrobes, comprising of hanging rails and shelving, TV aerial point, isolator switch, internal door leads to:







### En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite comprising of low level WC with continental flush, pedestal wash hand basin with mixer tap, double shower cubicle with sliding glass screen, complementary tiling to wall coverings and waterfall shower head and complementary, complementary tiling to floor and wall coverings, spotlighting to ceiling, central heating radiator and extractor fan.

### Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator, isolator switch, internal door leads to:

### En-suite Two

Featuring a three-piece shower room suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, double walk-in shower cubicle with sliding glass screen, complementary tiling to both floor and wall coverings, waterfall shower head, spotlighting to ceiling, chrome heated towel radiator, and extractor fan.



### Bedroom Three

With a UPVC double glazed window to rear elevation and central heating radiator.

### Bedroom Four

With a UPVC double glazed window to rear elevation and central heating radiator

### Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three piece family bathroom suite, comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, bath unit with mixer tap and complementary tiling both floor and wall coverings, chrome heated radiator, spotlighting to ceiling and extractor fan.

### Garage

With an up and over door to the front elevation, situated to the corner is the central heating gas boiler



### Outside

To frontage has spacious tarmac driveway providing ample off road parking, leading up to the integral garage. The front also has a decorative foregarden with lawn and box hedging with mature trees. To the rear elevation is a garden which is mainly laid to lawn throughout. Situated to the rear is a soil border housing of variety of plants and shrubs. Situated to the side elevation is a paved pathway, leading to the property front entrance.





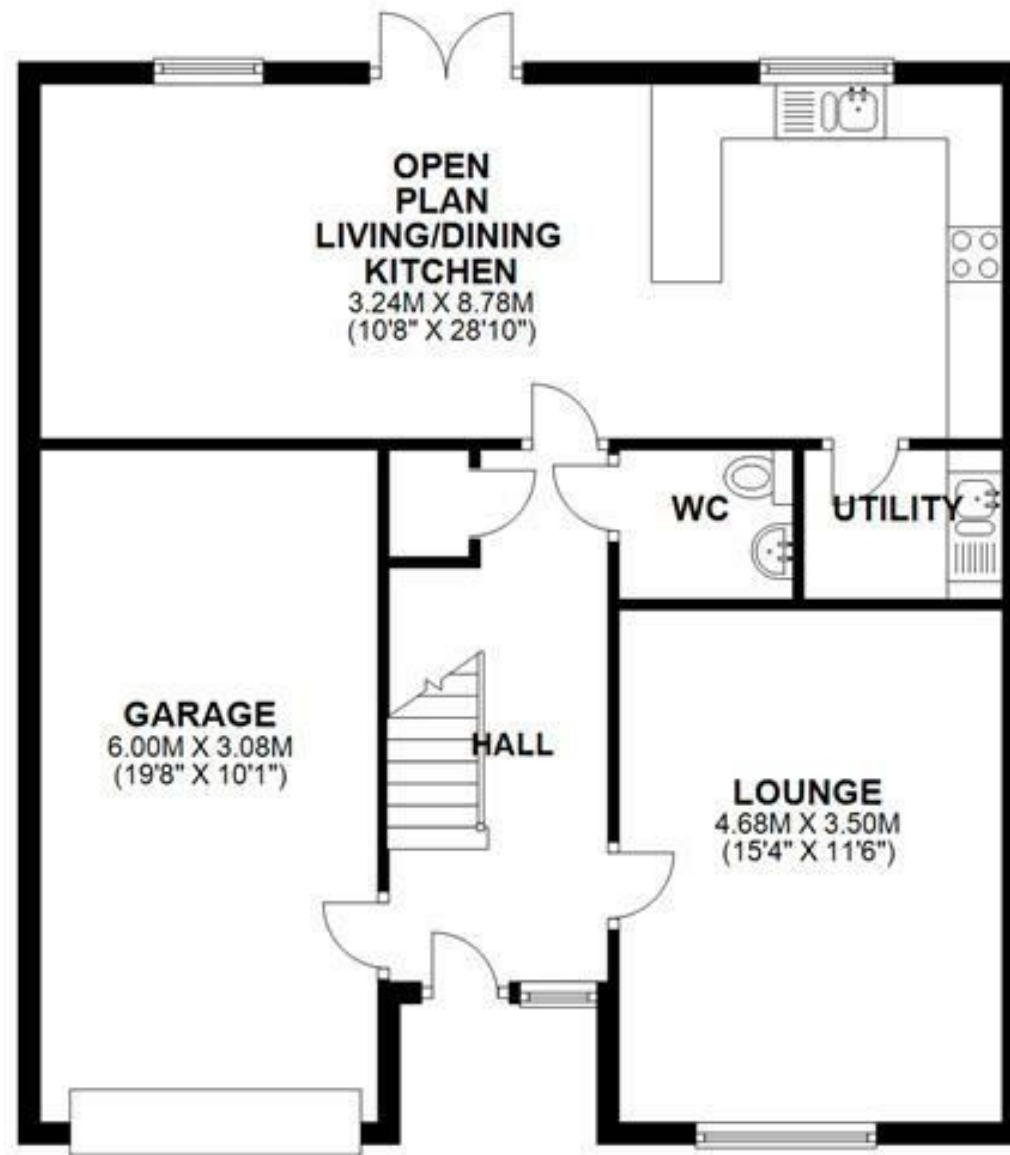






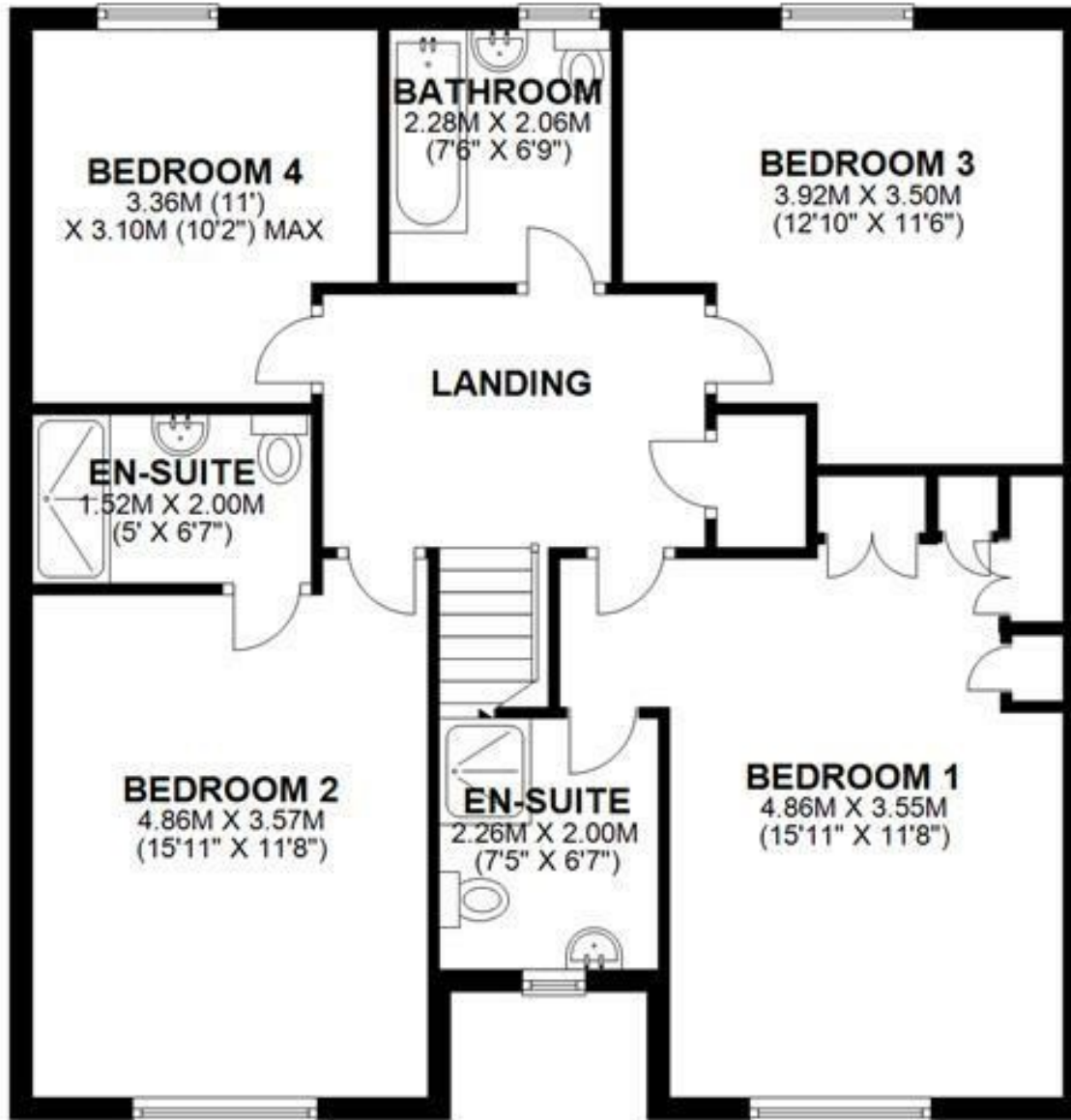


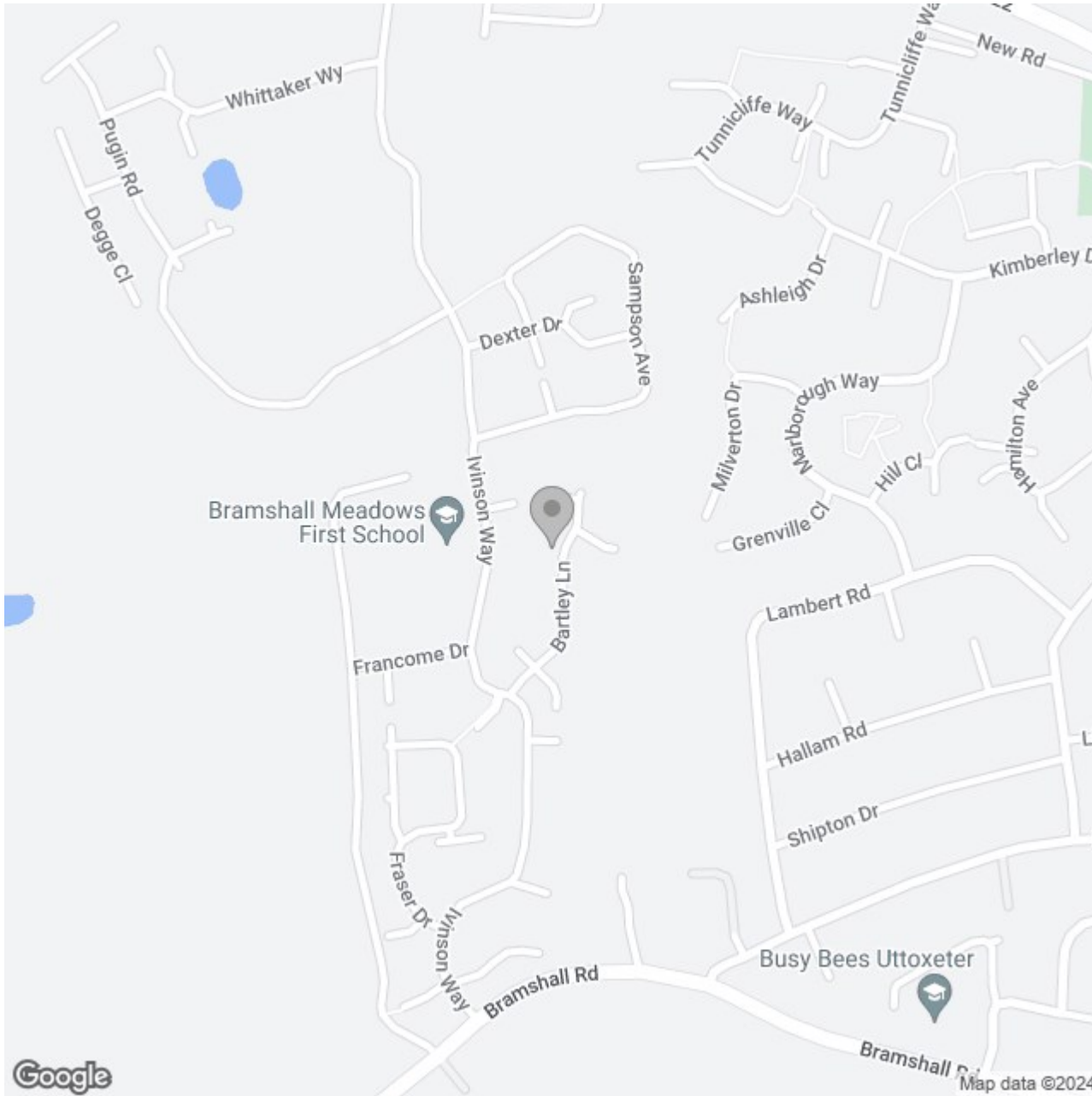
# GROUND FLOOR




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.

# FIRST FLOOR





## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            | <b>93</b>                                                                             |
| (81-91) <b>B</b>                            | <b>85</b>                  |                                                                                       |
| (69-80) <b>C</b>                            |                            |                                                                                       |
| (55-68) <b>D</b>                            |                            |                                                                                       |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |