





OFFERED FOR SALE WITH NO UPWARD CHAIN stands this well presented four bedroom detached family home. In brief the gas centrally heated and double glazed accommodation comprises of entrance hallway, lounge, study, modern kitchen/diner, utility room, w/c, four double bedrooms, master with en-suite and family bathroom. Outside the home has off road parking for several vehicles leading to a single garage and large paved rear garden.



### ENTRANCE HALLWAY

With tiled floor covering, radiator and doors lead off to:

### CLOAKROOM

Fitted with a white suite comprising of low level WC, wash hand basin, tiled floor covering and radiator.

### LOUNGE

16.5 x 11.5

With UPVC double glazed window to front elevation, radiator and television point.

### STUDY

9.5 x 8.7

With UPVC double glazed window to front elevation, radiator and television point.

### KITCHEN

12. x 20

With UPVC double glazed window and patio doors to rear elevation, fitted with a range of eye and base level units and drawers, stainless still sink and drainer built into a preparation work surface and tiled splashbacks. Integrated oven,hob and extractor hood, fridge freezer and dishwasher.

### UTILITY ROOM

5.10 x 5.2

Fitted with a range of base level units with stainless steel sink and drainer built in to a preparation work surface, plumbing and appliance space for washing machine, radiator and door to rear garden.

### LANDING

With UPVC double glazed window to side elevation, radiator and doors lead off too:



### MASTER BEDROOM

11.5 x 12.6

With UPVC double glazed window to front elevation, radiator and built in wardrobes.

### EN-SUITE

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Radiator, shaver point and extractor fan.







## BEDROOM TWO

11 x 9

With UPVC double glazed window to front elevation and radiator.

## BEDROOM THREE

8.1 x 12.8

With UPVC double glazed window to rear elevation and radiator.

## BEDROOM FOUR

10 x 9

With UPVC double glazed window to rear elevation and radiator.



## FAMILY BATHROOM

Fitted with a four piece suite comprising of low level WC, pedestal wash hand basin, panelled bath and shower cubicle. Towel radiator and extractor fan.

## OUTSIDE

With off road parking leading to a single detached garage and gated access takes you to an enclosed block paved rear garden.

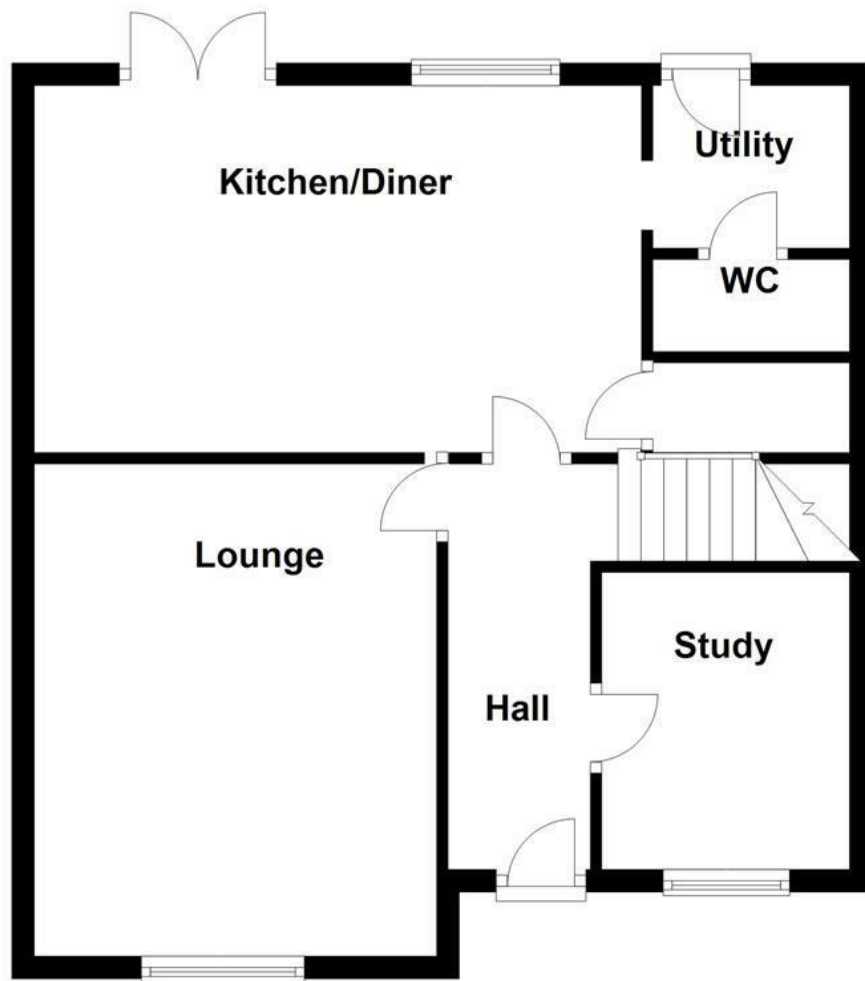
## GARAGE

With up and over door to front, power and lighting. Personal door to side.

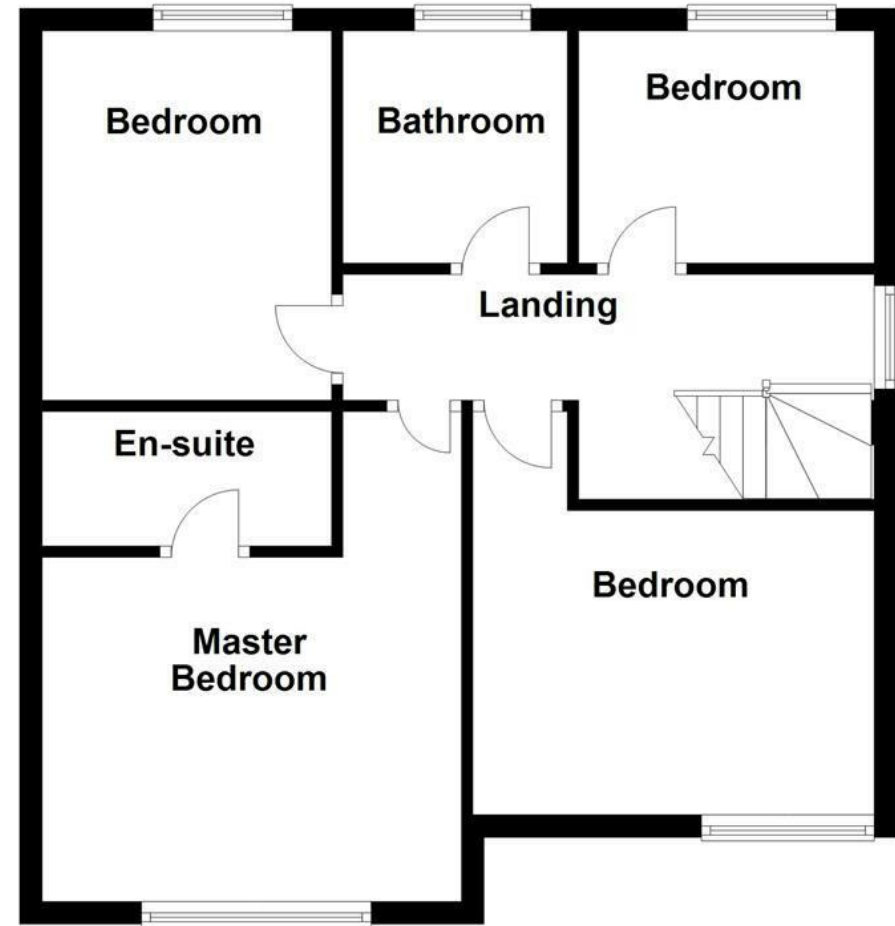




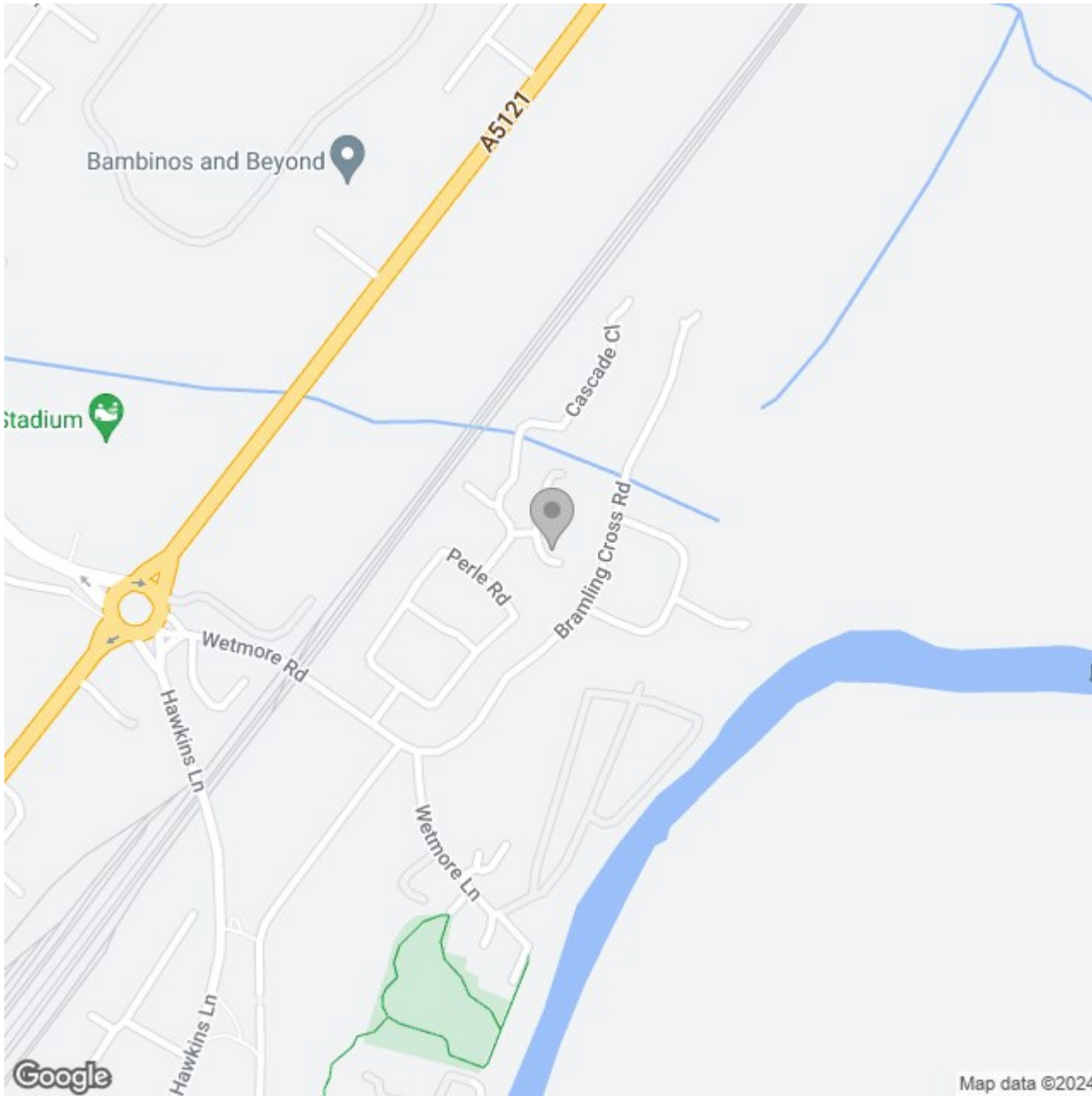
## Ground Floor



## 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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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 2002/91/EC	