





A beautifully appointed three bedroom detached home, situated on the desirable Lawnswood development, having a remaining builders warranty, driveway providing parking facility, three well proportioned bedrooms with the master having an en-suite shower room. Viewing is highly recommended strictly via appointment only.



#### Entrance hall

With central heating radiator, stairs rising to the first floor and doors leading off to:

#### WC/cloaks

With a low level wc, wash hand basin with mixer tap, central heating radiator and an electric extractor fan.

#### Living room

With two central heating radiators, two double glazed upvc windows to the side elevation and a double glazed upvc window to the front elevation.

#### Kitchen Diner

With a selection of matching wall and base units, having a straight edge preparation work surface, one and a half bowl sink with mixer tap and drainer, four ring gas hob with electric oven below, integrated fridge freezer and dishwasher, two double glazed upvc windows, one to the rear and the other to the side elevation, two central heating radiators, double glazed upvc French doors to the rear garden, recessed spotlighting and a door leading to:

#### Utility Room

With a base unit, space for washing machine and tumble dryer, straight edge preparation work surface, single bowl sink with mixer tap and drainer, wall mounted gas boiler, central heating radiator, under stairs storage cupboard and a double glazed composite door leading to the driveway.

#### First floor landing

With central heat in radiator, airing cupboard, double glazed upvc window to the side elevation, loft hatch and doors leading off to:

Master bedroom with central heating radiator, fitted sliding wardrobe, double glazed window to the rear elevation and a door leading to:

#### En-suite shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, double shower with glass sliding door and gravity shower over, heated ladder towel rail, double glazed window to the front elevation and an electric extractor fan.

#### Bedroom Two

With central heating radiator, double glazed windows to the side and front elevation and a fitted sliding wardrobe.

#### Bedroom Three

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

#### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, bath with mixer tap, central heating radiator, electric extractor fan and a double glazed upvc window to the front elevation .

#### Outside

The outside of the property to the front elevation features a fore garden with pathway leading to the front entrance door. The rear elevation offers an artificial lawn with patio area ideal for seating. The boundary is enclosed via a bricked wall.

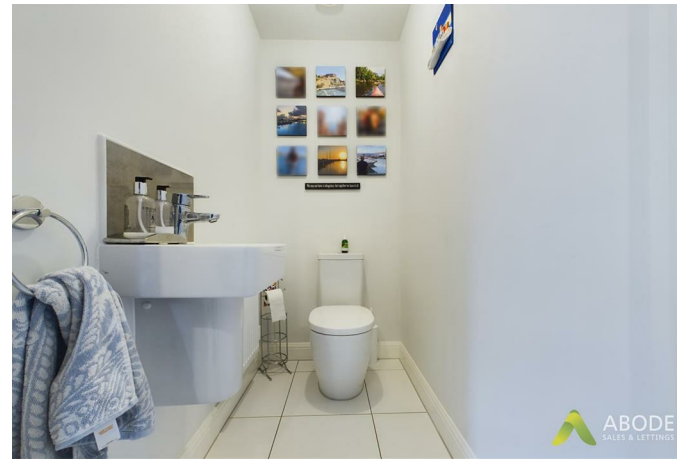
## DIRECTIONAL NOTE

We are On Lawnswood Cameron Homes new estate Tatenhill. USE John Taylor School



address DE13 9SA to find us. Turn into Hillside Road Cameron Homes Lawnswood the sales office is on this road take 2nd left down Greenway Road and 2 Larches Avenue is last house on right on the corner at the bottom of Greenway Road just before the site gates.







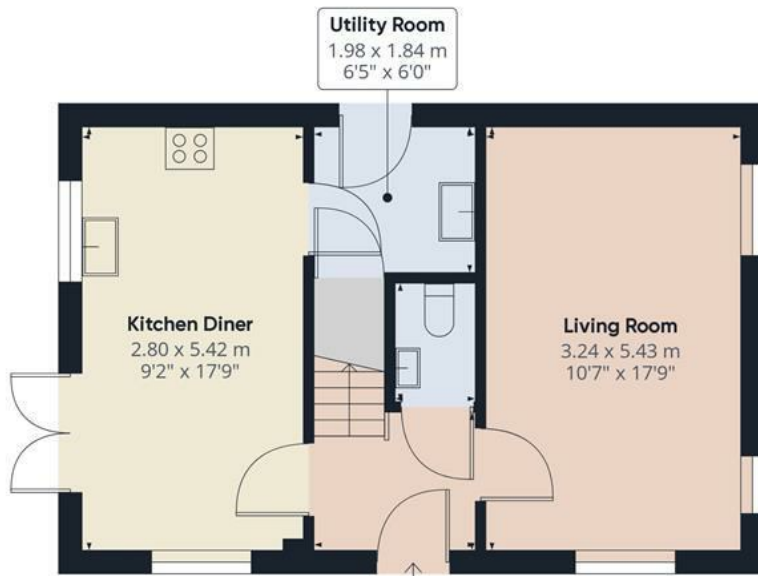




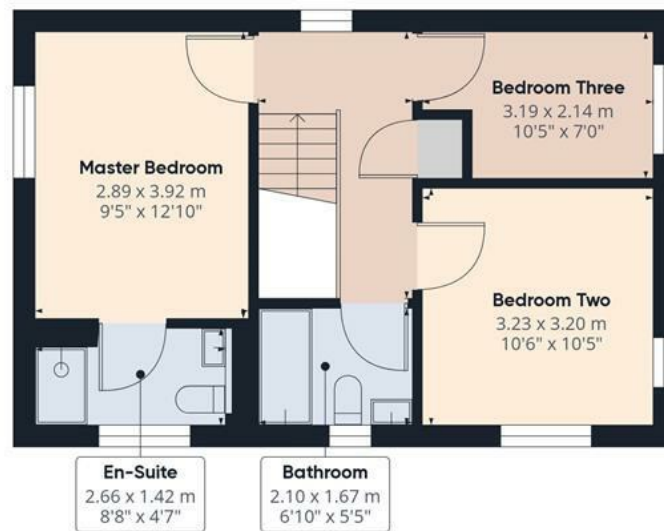








Floor 0



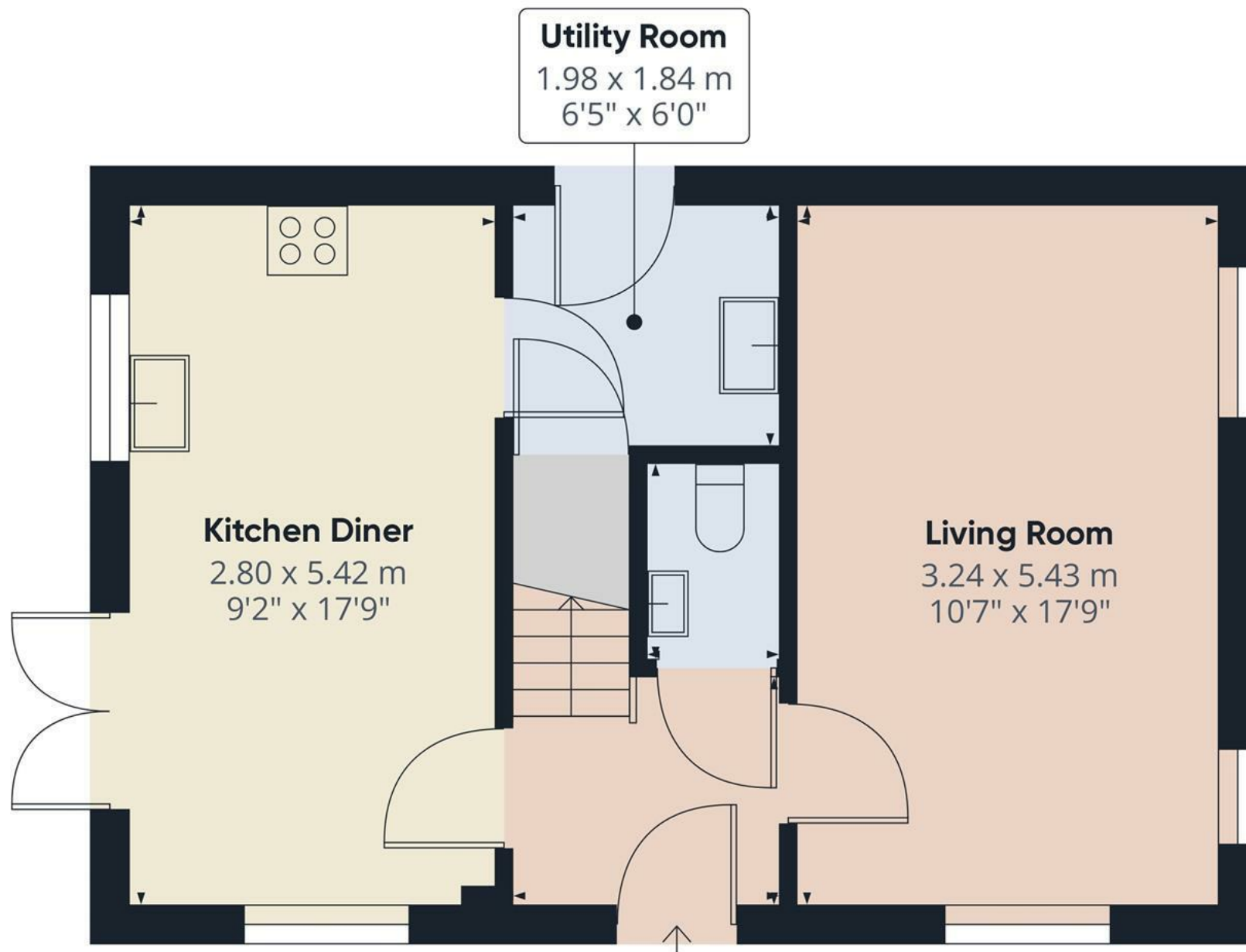
Floor 1

Approximate total area<sup>(1)</sup>  
86 m<sup>2</sup>  
925.67 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area<sup>0</sup>

45.12 m<sup>2</sup>

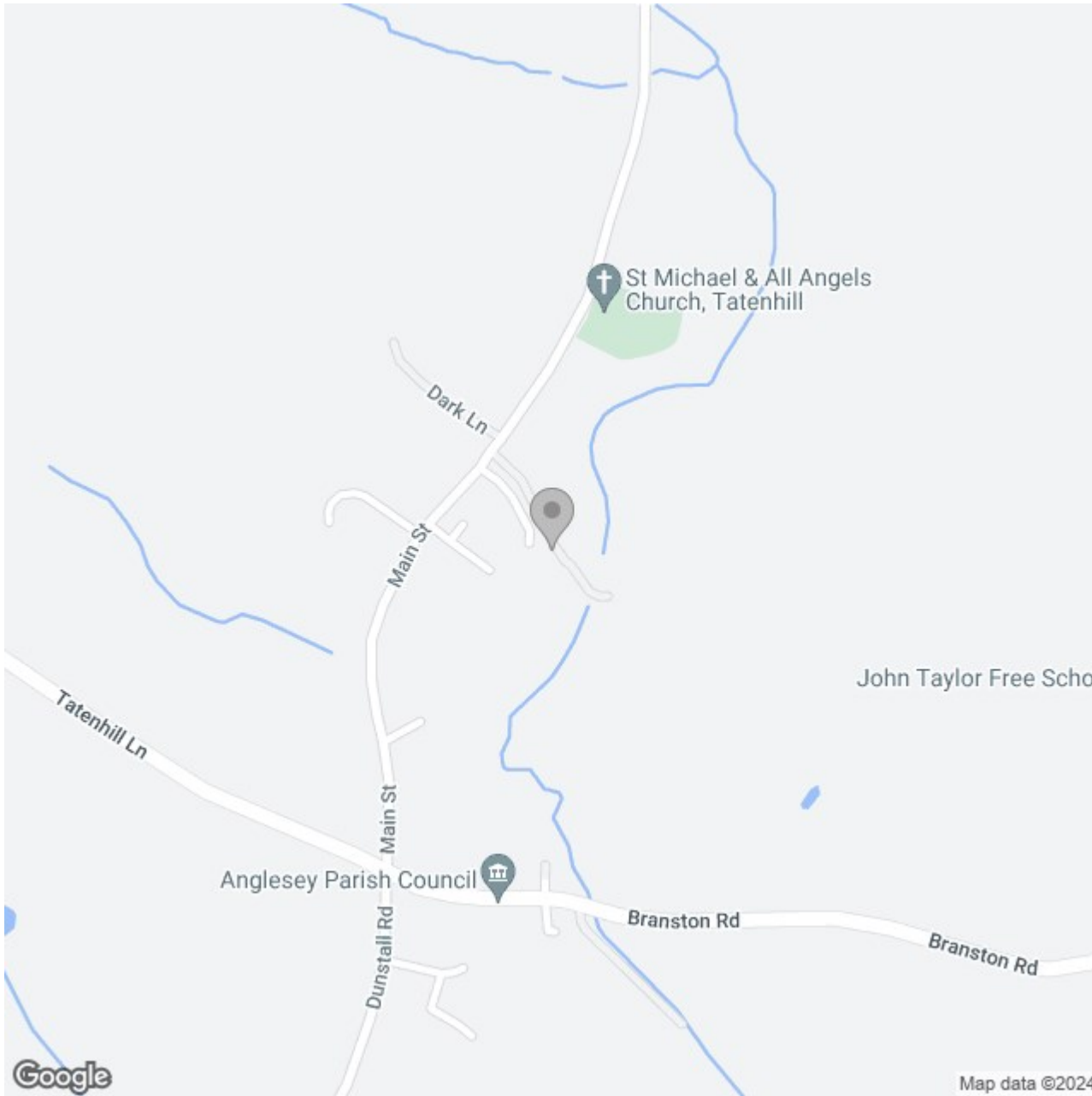
485.7 ft<sup>2</sup>

Excluding balconies and terraces

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Floor 0



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	