







**\*\*\*\* BEAUTIFULLY  
PRESENTED SEMI DETACHED  
PROPERTY OVER LOOKING  
THE COUNTRYSIDE \*\*\*\***

Abode are delighted to bring to the market this stunning home offering a hall, lounge through to dining room, new fitted kitchen, three good size bedrooms and a family bathroom. Front off road parking and rear garden with patio, lawn and gorgeous views. CALL TO VIEW 01538 750081





## HALL

Upvc entrance door into the hall with stairs to the first floor, fitted storage cupboard, radiator and a door to the lounge.

## LOUNGE

13'6" x 12'6"

Upvc double glazed bow window to the front, radiator, under stairs store cupboard, feature living flame coal effect gas fire with marble effect surround. Open through to the dining room.

## DINING ROOM

8'9" x 8'5"

Upvc double glazed windows and door to the rear, radiator and door to the kitchen.

## KITCHEN

9'7" x 7'8"

New fitted kitchen comprising wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and gas hob with extractor hood. Plumbing and space for a washing machine and fridge freezer. Upvc double glazed window to the rear.

## FIRST FLOOR LANDING

Upvc double glazed window to the side, airing cupboard and loft access.



## BEDROOM 1

10'5" x 9'7"

Measurement to the face of the built in wardrobes, radiator and upvc double glazed window to the rear with amazing views.

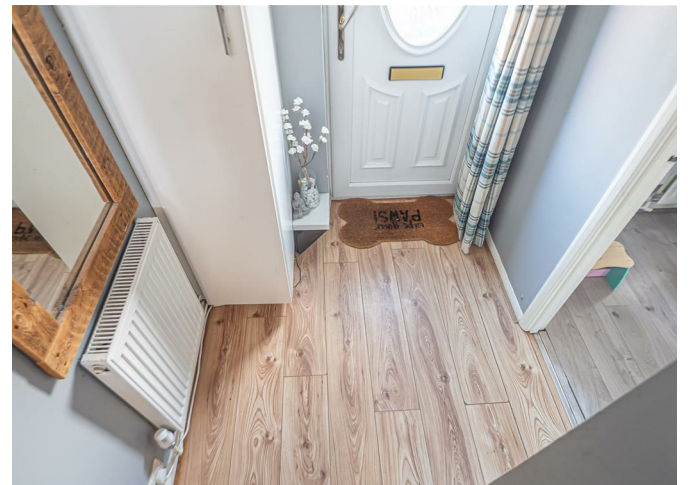
## BEDROOM 2

11'4" x 9'7"

Upvc double glazed window to the front and radiator.











### BEDROOM 3

8'3" x 6'9"

Upvc double glazed window to the front and radiator.

### BATHROOM

Panel enclosed bath with a shower attachment tap, low flush wc, wash hand basin, radiator and upvc double glazed window.

### OUTSIDE

The front of the property offers off road parking and side gated access to an enclosed rear garden with two paved patio areas and a lawn, stunning views over the countryside.







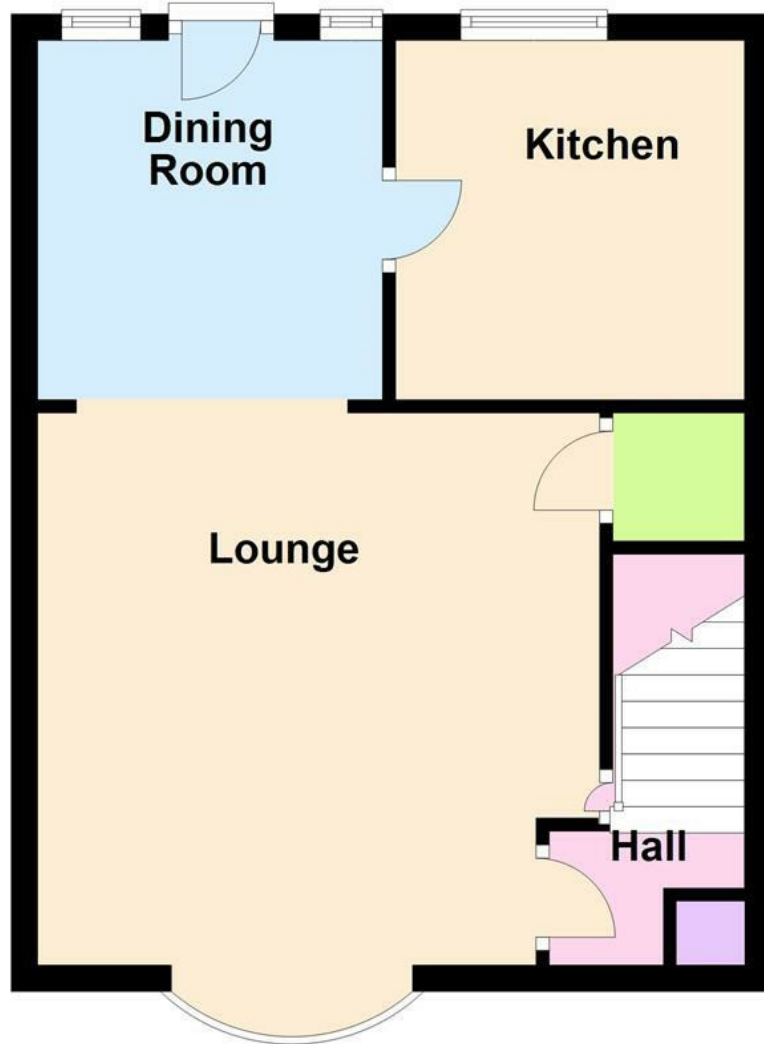






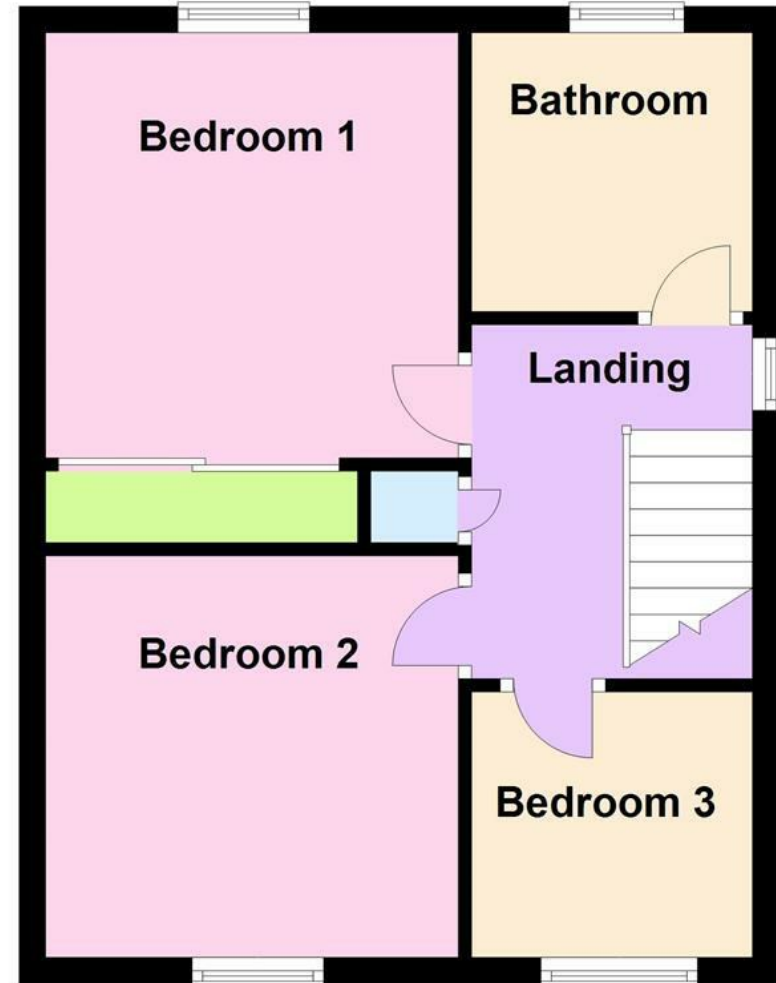
## Ground Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



## First Floor

Approx. 37.7 sq. metres (405.7 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.



