





**** FOUR BEDROOM DETACHED ** EXTENDED TO REAR ** ** WELL MAINTAINED GARDEN ** DESIRABLE LOCATION IN ALTON VILLAGE ****

An extended, traditional detached family home situated in the highly sought-after village of Alton. This property features a well-appointed interior, including a welcoming hallway, study, a spacious living room, and an extended kitchen/diner perfect for family gatherings. Additionally, it offers a utility room and a convenient cloaks/WC on the ground floor. Upstairs, there are four bedrooms, with the master bedroom benefiting from an en-suite.

Positioned in a set-back location, it boasts an enclosed garden with both patio and lawn areas, ideal for family relaxation. Viewing is highly recommended to fully appreciate the generous accommodation and desirable location of this home.



Hallway

With a UPVC double glazed front entry door leading into with adjoining UPVC double glazed frosted glass windows, central heating radiator, staircase rising to the first floor landing with a useful stairs storage cupboard, internal doors lead to:

Lounge

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

Study

With a UPVC double glazed window to the front elevation, central heating radiator, overhead storage cupboards where the meters, distribution board and inverter for the front elevation solar panels, the further storage cupboard where the gas electric meter are located.

Family Room

Offering a multitude of purposes to the discerning buyer including family room, office, or downstairs bedroom. The room consists of UPVC double glazed French doors to the rear elevation and a UPVC double glazed window and central heating radiator.

Cloaks/WC

With a UPVC double glazed frosted glass window to the side elevation, low-level WC with continental flush, pedestal wash hand basin, tiling to both floor and wall coverings and chrome heated towel radiator.



Utility Room

With a UPVC double glazed window to the rear elevation and UPVC double door, the utility fixtures, matching base and eye level storage cupboards and drawers with granite effect, drop edge preparation work surfaces and complementary tiling surrounding. Plumbing space for freestanding under counter white goods, to the corner is the Worcester Bosch Combination central heating gas boiler, stainless still sink and drainer with mixer tap.







Kitchen/Diner

With UPVC double glazed windows to rear and side elevations, the kitchen features a range of high-gloss, matching base and eye-level storage cupboards and drawers with woodblock granite effect drop edge preparation work surfaces. A range of integrated appliances includes a composite sink and drainer with mixer tap, wine cooler, plumbing space for further freestanding and undercounter white goods, oven/grill, four ring induction hob with breakfast bar and central heating radiator.

Landing

With access into loft space via loft hatch with pulldown ladders, former airing cupboard with eye level shelving, smoke alarm, internal doors lead to:

Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, accessing into loft space via loft hatch, internal door leads to:



En-suite

With a UPVC double glazed window to the rear elevation, featuring a three-piece shower room suite, comprising of low-level WC with continental flush, floating wash hand basin with mixer tap, corner shower cubicle with waterfall showerhead, spotlighting to ceiling with built-in extractor, chrome heated towel radiator

Shower Room

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece shower room suite comprising of low-level WC with continental flush, pedestal wash hand, basin with mixer tap and tiled splashback, corner shower cubicle with complementary tiling to wall coverings and chrome heated towel radiator.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

With UPVC double replaced frosted glass window to the front elevation and central heating radiator.



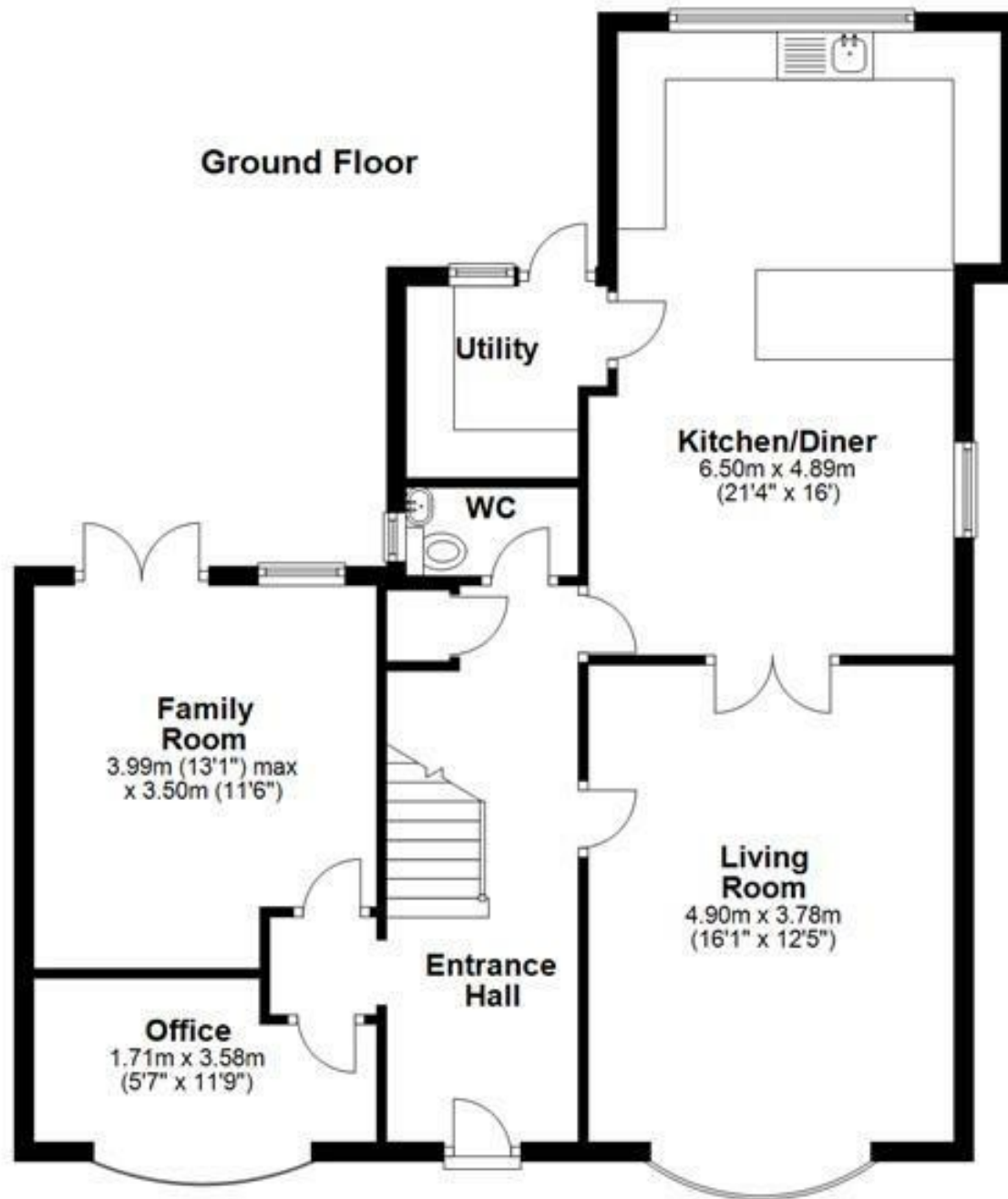






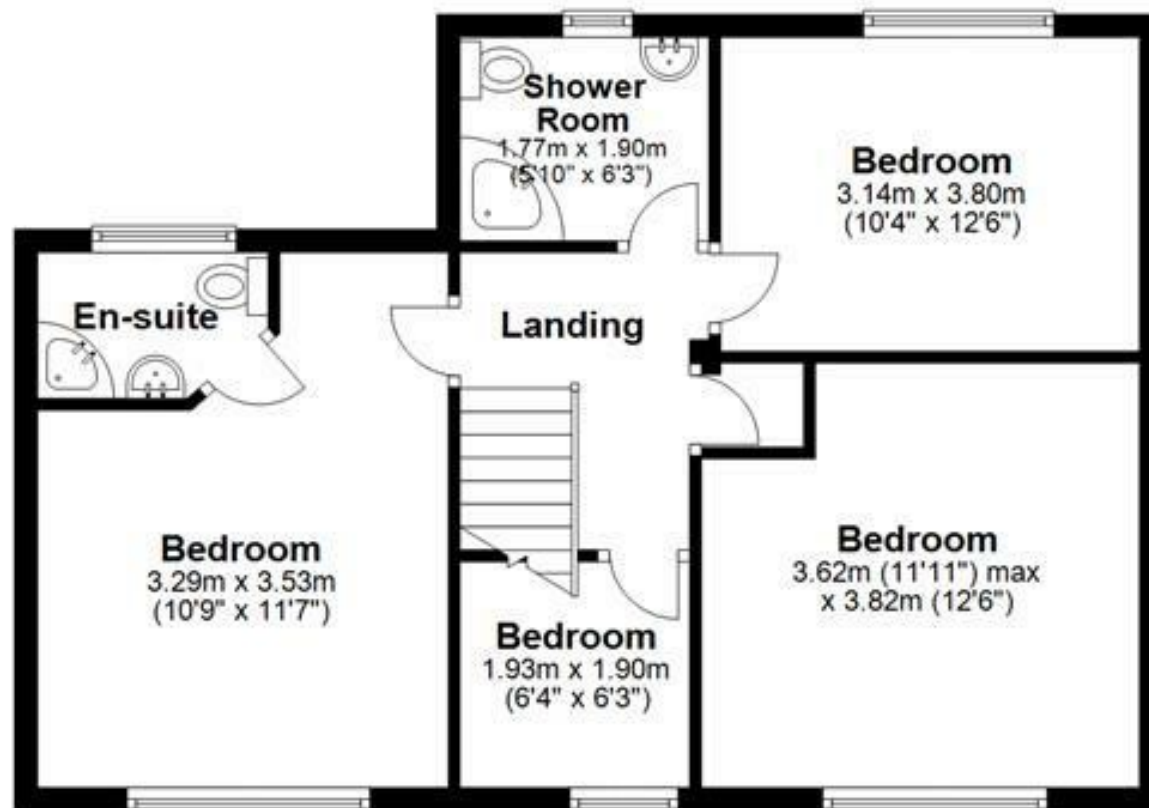


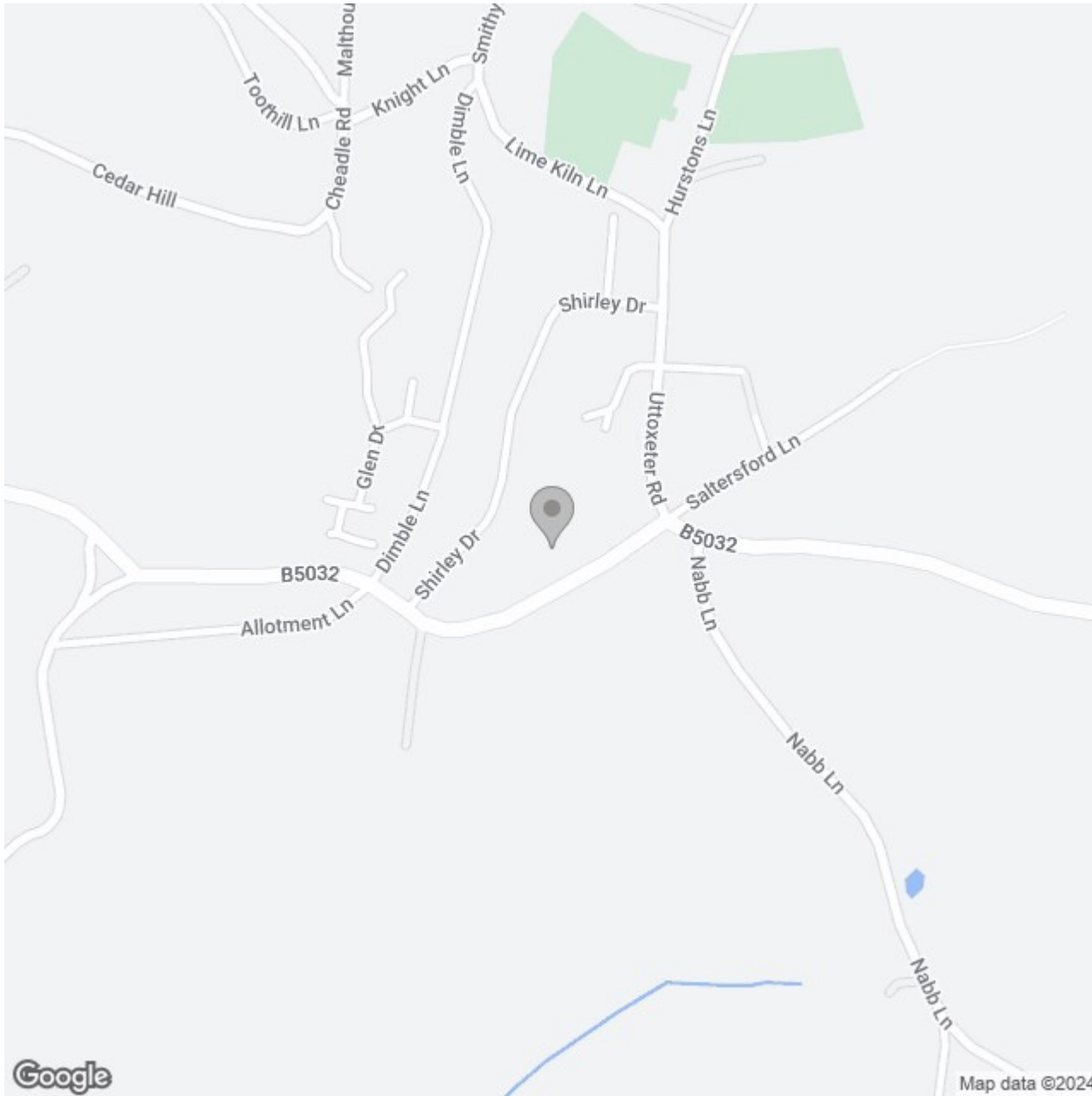




Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson
-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	