





Abode are pleased to bring to the market this stunning, recently refurbished and extended four bedrooms family home in a popular location close to Burton Queens Hospital as well as major road links such as the A38. The property offers an entrance hall with under-stairs storage, large lounge, family room leading into the conservatory, kitchen with access to the boot room and utility area. First floor offers three bedrooms and a newly fitted family bathroom, as well as stairs leading to the second floor and forth bedroom. Outside of the property offers parking for multiple vehicle and the a well maintained garden to the rear. CALL THE OFFICE 01283 845 888 TO ARRANGE A VIEWING.



Ground Floor

Entrance Hall

UPVC double glazed door to front, two UPVC double glazed windows to front aspect, radiator, laminate flooring, stairs leading to first floor landing, door to under-stairs storage cupboard with a UPVC double glazed window to side aspect, doors to lounge, family room and kitchen.

Lounge

12'5" x 12'2"

UPVC double glazed bay window to front aspect, fireplace, radiator.

Kitchen

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge, freezer and dishwasher, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, UPVC double glazed window to rear aspect, laminate flooring, door to Entry Way

Entry Way

UPVC double glazed doors to front and rear, door to Utility Room/Area.

Utility Room/Area

Plumbing for washing machine, vent for tumble dryer.

Family Room

13'8" x 11'1"

Radiator, open plan to Conservatory.



Conservatory

11'1" x 8'11"

UPVC double glazed window to rear aspect, two UPVC double glazed windows to side aspect, radiator, double door to rear garden.

First Floor

Landing

UPVC double glazed window to side aspect, doors to all bedrooms and bathroom, stairs leading to second floor/fourth bedroom.







Master Bedroom

12'0" x 10'11"

UPVC double glazed bay window to front aspect, radiator.

Second Bedroom

11'6" x 9'1"

UPVC double glazed window to rear aspect, radiator.

Third Bedroom

8'5" x 7'1"

UPVC double glazed window to front aspect, radiator.

Bathroom

Refitted with three piece suite comprising deep panelled bath with shower over and folding glass screen, wash hand basin and low-level WC, tiled surround, UPVC opaque double glazed window to rear aspect, UPVC opaque double glazed window to side aspect, heated towel rail, tiled flooring.

Second Floor

Fourth Bedroom

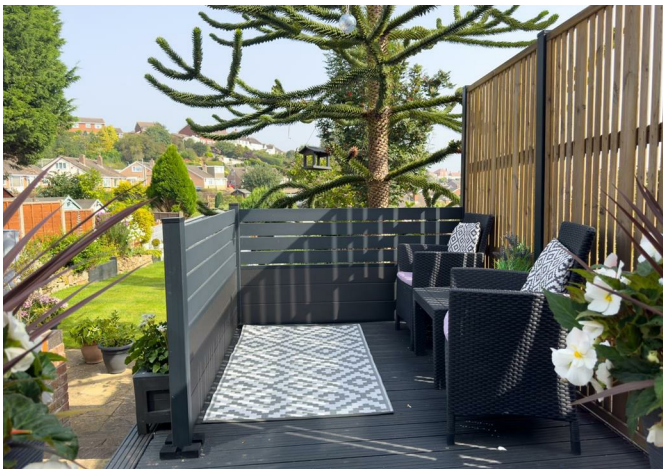
Two skylights, double radiator. Owners have advised they hold building control, however, we will advise any potential buyers to carry out their own research.

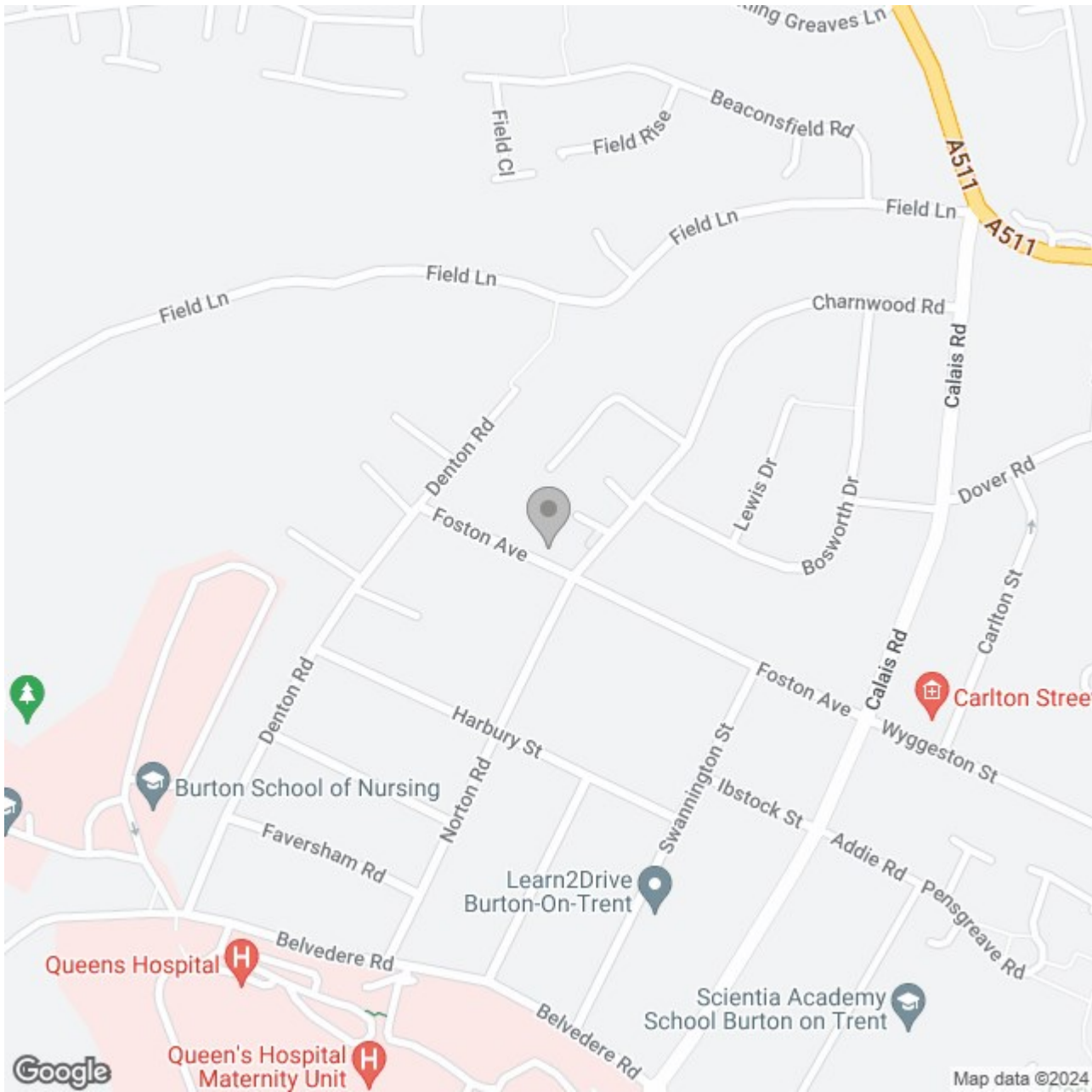
Outside

Front and Rear Gardens

Front garden with a stepped footpath leading to the front door as well to an enclosed entry way to the side bordered a variety of plants and bushes. Block paved driveway providing parking to two cars.

Rear garden mainly laid to lawn bordered by a variety of trees, bushes, plants and flowers. It further benefits from several seating areas and some hardstanding to the bottom of the garden with enough space for a garden shed and greenhouse.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	61	
(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	