





**** RARE OPPORTUNITY ****
COUNTRYSIDE VIEWS **** This is a beautiful family home offering plenty of potential to extend subject to planning permission. In brief the property offers a hall, lounge and sitting room, dining kitchen and conservatory. The first floor offers three double bedrooms and a re fitted bathroom with bath and shower. Double width drive to the side of the property, single garage and a large workshop, good size lawn with borders, patio area, brick outbuilding used as a utility and wc.



LOUNGE

16'5 x 14'7

Upvc entrance door into the lounge, upvc double glazed bay window to the front, radiator and a fitted bar. Door into the hall and double doors into the sitting room.

SITTING ROOM

13'3 x 12'1

Two pvc double glazed windows, living flame coal effect fire with surround, door into the hall and kitchen.

KITCHEN

17'8 x 11'9

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, space for a fridge and freezer, radiator, storage cupboard, upvc double glazed window to the rear and a window and door into the conservatory.

CONSERVATORY

11'9 x 7'3

Double glazed windows and patio doors onto the garden.

HALL

Original stair case to the first floor, radiator, under stairs storage cupboard.

FIRST FLOOR LANDING

Storage cupboard and doors to -



BEDROOM 1

16'5 x 12'2

Upvc double glazed window and radiator.

BEDROOM 2

13'3 x 12'4

Two upvc double glazed windows and radiator.

BEDROOM 3

12'1 x 11'8

Radiator and upvc double glazed window to the rear with views over garden and countryside.







BATHROOM

Re-fitted suite comprising a panel enclosed bath, walk in shower, low flush wc, vanity sink unit with wash hand basin and storage cupboard, radiator and upvc double glazed window.

OUTBUILDING/UTILITY ROOM

15'5 x 6'4

Plumbing for a washing machine.

OUTSIDE WC

Attached to the utility room and with a wc.

OUTSIDE

Side double width drive, single garage, large workshop, covered storage area. The rear garden offers a good size lawn with mature borders, patio area and greenhouse.

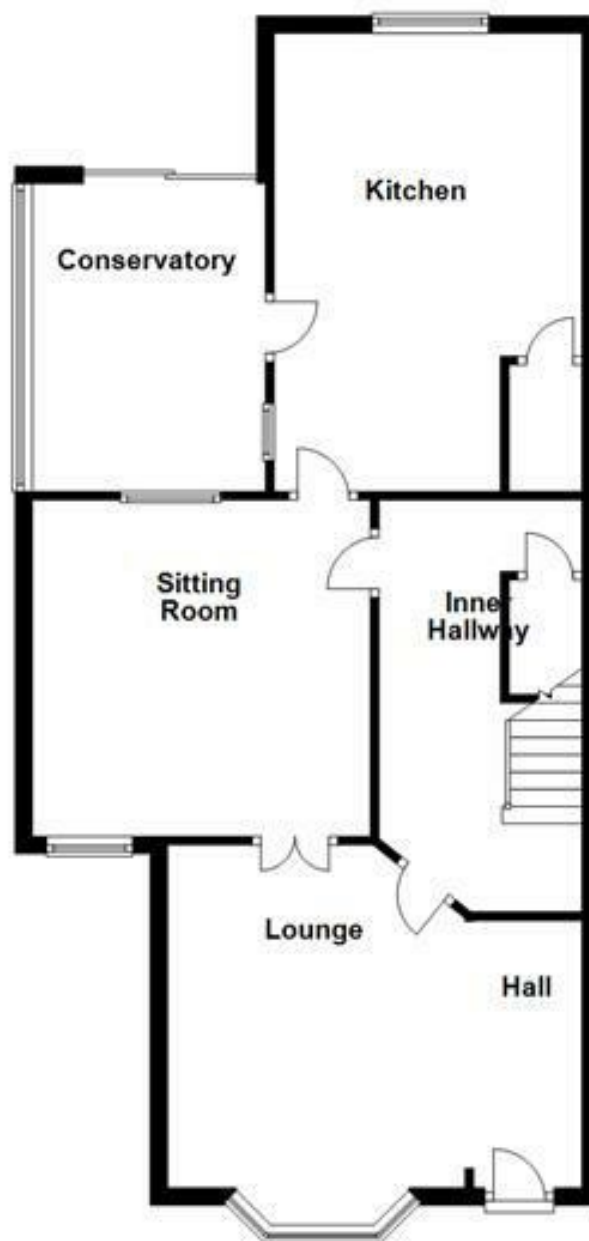








Ground Floor



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.

First Floor

