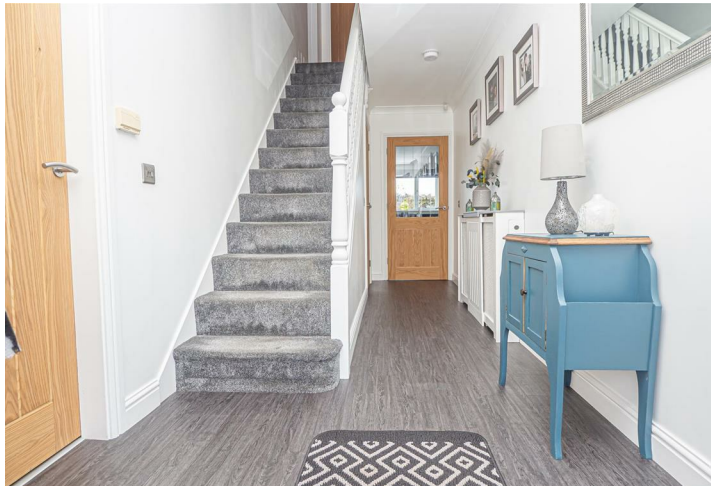






\*\*\*\* STUNNING POSITION WITH ROLLING FIELDS TO THE REAR \*\*\*\* NO UPWARD CHAIN \*\*\*\* Beautifully presented, fully modernised family home benefitting from upvc double glazing and a gas heating system. In brief the property offers an entrance hall, guest cloakroom, lounge diner with feature fireplace, upvc double glazed conservatory, fitted breakfast kitchen with built in appliances. Four bedrooms to the first floor, master with built in wardrobes and an ensuite shower room, family bathroom. Ample parking to the front with double gates and a single garage. Enclosed rear garden and side vegetable plot. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED.



## HALL

Bespoke, handmade oak porch with entrance door into the hall, stairs to the first floor, Carndean flooring, radiator and doors to -

## CLOAKROOM

Low flush wc, vanity sink unit with wash hand basin and storage cupboard, Carndean flooring, heated towel radiator.

## LOUNGE DINER

28'2 x 12'8

Feature stone fireplace with an inset living flame gas fire, two radiator, upvc double glazed windows to the front and side elevations, door to the kitchen and double doors into the conservatory with views over the countryside.

## CONSERVATORY

Brick base, radiator, self cleaning clear glass roof and upvc double glazed windows and doors onto the garden. Bespoke motorised blind.

## BREAKFAST KITCHEN

15'8 x 12'3

Fitted wall mounted, base and drawer units with Quartz work surfaces and two sink units with more tap. Fitted Neff electric double oven, one is a dual oven with microwave, induction hob and extractor hood, integrated Neff fridge freezer and Neff dishwasher. Upvc double glazed windows to the rear with countryside views, and side and doors to the hall, garden and garage. Carndean flooring and bespoke fitted blinds to the window and back door.

## FIRST FLOOR LANDING

Radiator and doors to -



## BEDROOM I

18'7 x 12'2

Two built in wardrobes, radiator and upvc double glazed window to the rear over looking the garden and countryside. Fitted blinds.







### EN SUITE

6'3 x 5'7

Enclosed shower, low flush wc, vanity sink unit with wash hand basin and storage cupboard, spot lights, heated towel radiator, backlit LED vanity mirror and upvc double glazed window to the front.

### BEDROOM 2

15'7 x 9'9

Upvc double glazed window to the front with fitted blind and a radiator.

### BEDROOM 3

12'7 x 8'5

Upvc double glazed window to the rear overlooking the garden and countryside, radiator.

### BEDROOM 4

8'9 x 6'4

Upvc double glazed window to the rear overlooking the garden and countryside, radiator.

### BATHROOM

8'9 x 7'1

Panel enclosed bath, enclosed corner shower, vanity sink unit with wash hand basin and storage cupboard, low flush wc, heated towel radiator and upvc double glazed window.

### GARAGE

17'2 x 8'2

Electric roller door operated with key fob, power and lights.

### OUTSIDE

Double gates onto ample parking, there is an electric vehicle charge fitted. Side access to the enclosed rear garden with seating areas, pergola with mains power for

lights etc, mature plants, views over the fields and a side vegetable plot with greenhouse. Outside tap and wood store.







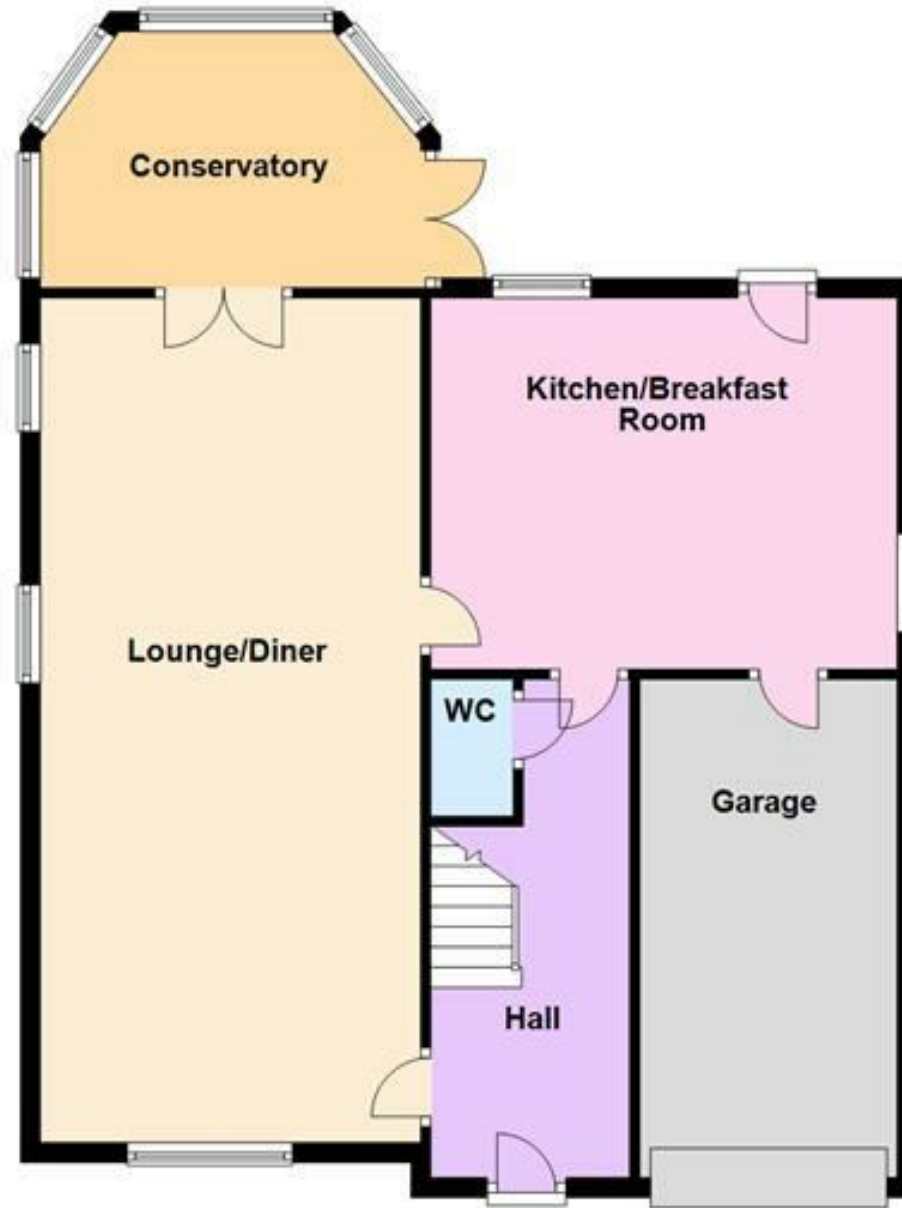








## Ground Floor



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

