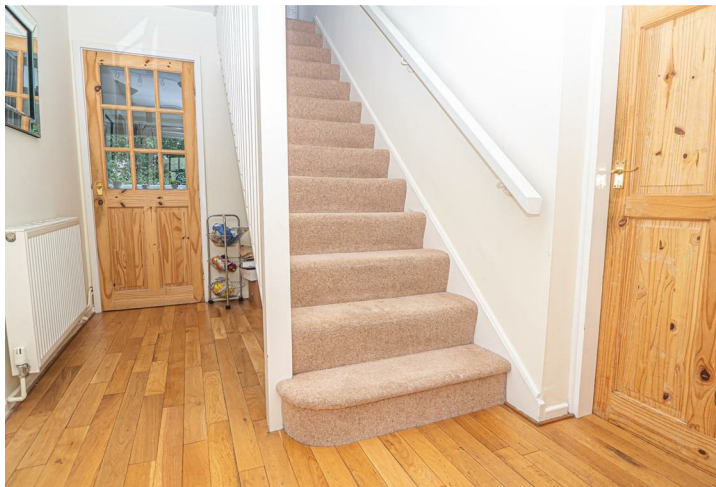






\*\*\*\* GREAT OPPORTUNITY  
IN UNIQUE LOCATION \*\*\*\*  
EDGE OF THE POPULAR  
MARKET TOWN OF  
ASHBOURNE \*\*\*\* Perfect  
semi detached property  
offering front and rear halls,  
guest cloakroom and utility  
room, fitted kitchen open  
though to the dining area  
and a lounge. The first floor  
offers three good size  
bedrooms and a newly fitted  
shower room. Well  
maintained front and rear  
gardens and a parking  
space.



 **ABODE**  
SALES & LETTINGS

## HALL

Entrance door into the hall with an oak floor, radiator, stairs to the first floor and doors to -

## UTILITY ROOM

11'5 x 4'1

Space for appliance and ample storage.

## KITCHEN DINER

19'7 x 9'9

The kitchen area offers fitted units and drawers with work surfaces and a sink and drainer unit. Fitted electric double oven and a five ring gas hob, space for a fridge freezer, tiled floor. upvc double glazed window to the rear, open to the dining area and door to the rear hall.

The dining area offers a upvc double glazed window to the rear, radiator and a sliding door into the lounge.

## LOUNGE

12'9 x 11'5

Wall mounted feature fire, radiator and a upvc double glazed window to the front.

## REAR HALL

Door to the garden, tiled floor, radiator and door to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator, tiled floor and radiator.



## FIRST FLOOR LANDING

Loft access, airing cupboard and doors to -

## BEDROOM I

11'5 x 10'2

Upvc double glazed window and radiator.







### **BEDROOM 2**

11'3 x 9'8

Upvc double glazed window and radiator.

### **BEDROOM 3**

9'5 x 6'4

Storage cupboard, radiator and upvc double glazed window.

### **SHOWER ROOM**

7'7 x 5'6

Corner shower cubicle, low flush wc, vanity sink unit with wash hand basin and storage cupboard under, radiator and upvc double glazed window.



### **OUTSIDE**

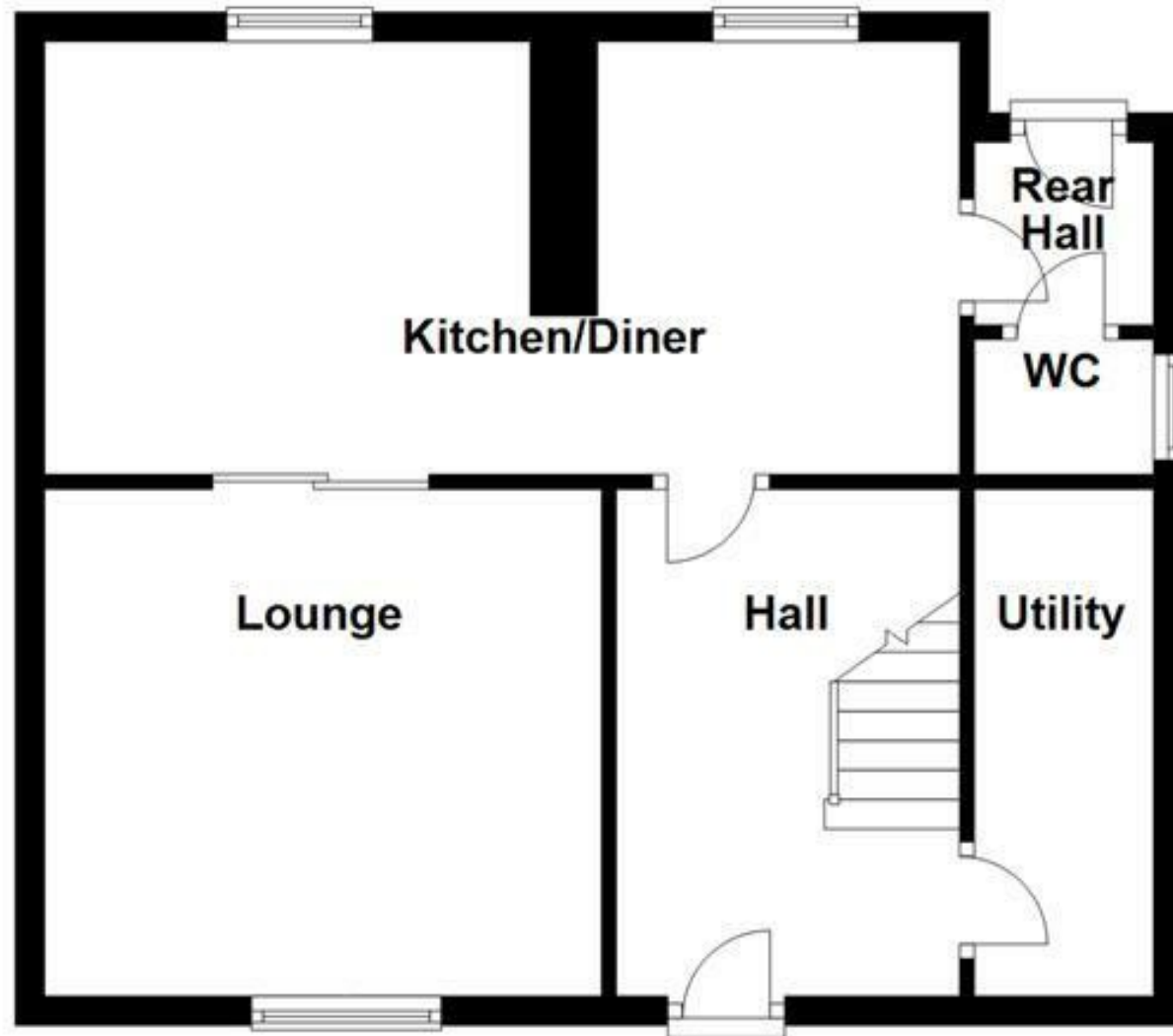
Well maintained lawns to the front with well stocked borders, paved and pebbled seating areas. Side paved area perfect for the bins and round to the rear garden. The rear offers a large paved patio, two lawns, mature borders and a garden shed. Parking space. Gated access onto Derby Road.







## 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

