





*** A Delightful Town House Style Home
*** Three Bedrooms *** Fitted Kitchen
*** Lounge & Dining Room *** Front &
Side Garden *** Popular Location ***

Positioned within a desirable position this Family Three Bedroom Town House Style Home has the benefit of uPVC double glazing and gas central heating. The internal accommodation comprises of; front porch leading to hallway, lounge, separate dining room and kitchen. To the first floor are three bedrooms and refitted shower room. Outside is a front block paved driveway and front garden. To the side is a low maintenance enclosed garden. Tastefully presented interior we recommend a Viewing by appointment only.



* Images from previous marketing and will be updated.

 **ABODE**
SALES & LETTINGS

THE ACCOMMODATION

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FRONT PORCH

Having door to the main entrance hall.

HALLWAY

With stairs to first floor, door leads to the lounge.

LOUNGE

19'6" x 9'3"

A good size family room with Adam style fire surround, understairs cupboard, radiator, uPVC double glazed bay window to front, laminate style flooring, double doors lead into the dining room.

DINING ROOM

8'9" x 7'0"

With laminated flooring, radiator, uPVC double glazed door with side panel onto the garden and door to the kitchen.



FITTED KITCHEN

12'2" x 7'8"

A selection of base and eye level units with fitted worksurfaces, single drainer sink unit and mixer tap, ceramic tiled splashbacks, built in gas hob, electric oven, plumbing for washing machine, fridge/freezer, gas fired combination central heating and hot water boiler, uPVC double glazed window overlooking the garden.

FIRST FLOOR



MASTER BEDROOM

11'9" x 8'7"

Having fitted wardrobes, radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO

10'8" x 8'10"

With radiator and uPVC double glazed window to front.

BEDROOM THREE

8'9" x 7'4"

With radiator, built in double wardrobes and uPVC double glazed window to side aspect.

MODERN SHOWER ROOM

Fitted with a modern white suite offering W.c, hand wash basin and walk-in double shower with fitted glass screen, radiator and window to the rear aspect.

OUTSIDE FRONT

Having garden laid to lawn with well stocked borders containing a variety of shrubs enclosed to three sides. A block paved driveway provides off road parking for a number of cars.

OUTSIDE SIDE

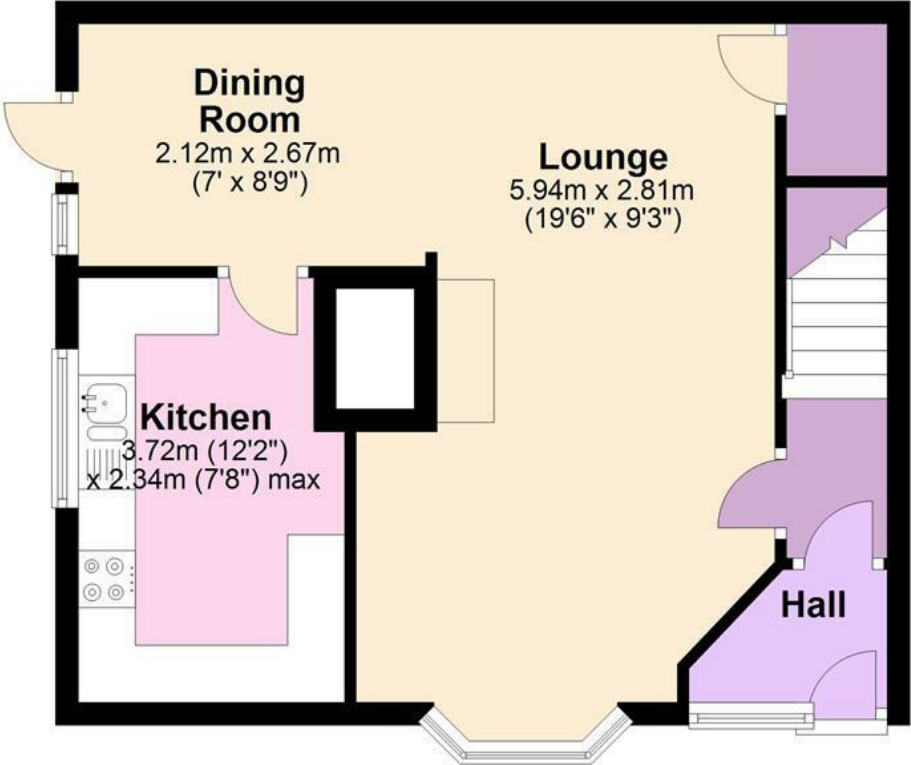
Having an enclosed low maintenance paved patio with space for table and bbq, gravelled bed, enclosed to three sides by panelled fencing, shed, and gated access to the front.

ADDITIONAL NOTES

The property is adjoined to two further properties, one to the right side, and part attached across the rear aspect.

Draft details subject to change & approval.

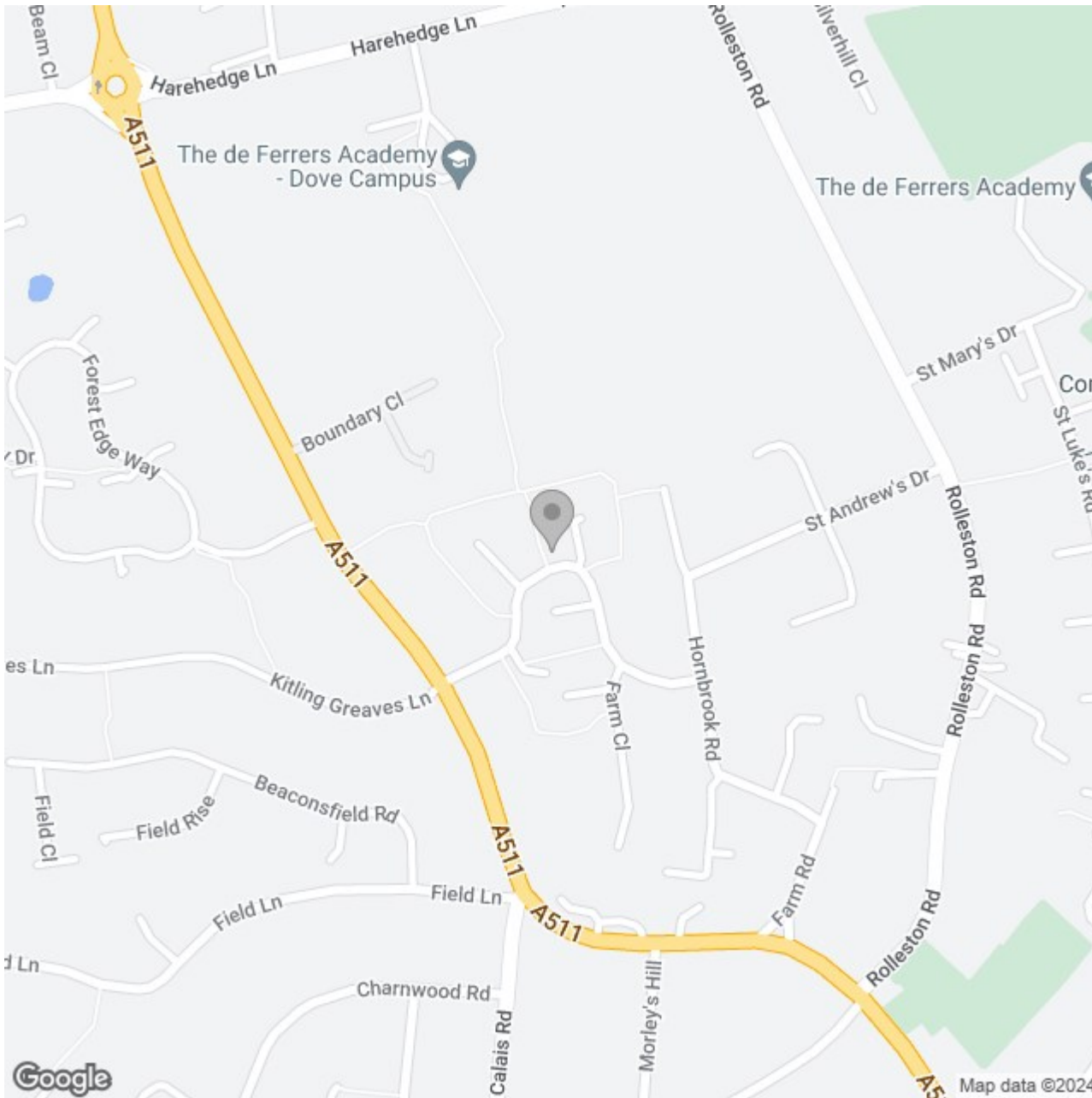
Ground Floor



First 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	64	
(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	