





**** IMMACULATE DOUBLE FRONTED DETACHED PROPERTY
**** SHOW HOME CONDITION
THROUGHOUT **** Stunning three bedroom property on the Ramblers Gate development with an open green space to the side. In brief the property offers a hall with guest cloakroom, lounge, fitted dining kitchen with double doors onto the garden and a utility room. The first floor offers three bedrooms, master with fitted wardrobes and drawers and an ensuite shower room, plus a family bathroom. Enclosed walled garden, long side drive and a single garage.
INTERNAL VIEWING IS HIGHLY RECOMMENDED.

HALL

Entrance door into the hall with stairs to the first floor and doors to -

CLOAKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE

17'10" x 10'4"

Two upvc double glazed windows and two radiators.

KITCHEN DINER

17'10" x 10'2"

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven and a gas hob with extractor fan, integrated fridge freezer and a dishwasher. Two upvc double glazed windows and double doors onto the garden, radiator, and a doorway in to the utility room.

UTILITY ROOM

Fitted units with work surface, plumbing and space for a washing machine and space for a tumble dryer. Radiator and an under stairs storage cupboard.

FIRST FLOOR LANDING

Upvc double glazed window, radiator and airing cupboard.

BEDROOM I

14'2" x 13'3"

Fitted wardrobes and drawers, upvc double glazed window and radiator.



EN SUITE

Enclosed double shower, low flush wc, wash hand basin, ladder style radiator and upvc double glazed window.

BEDROOM 2

10'11" x 9'8"

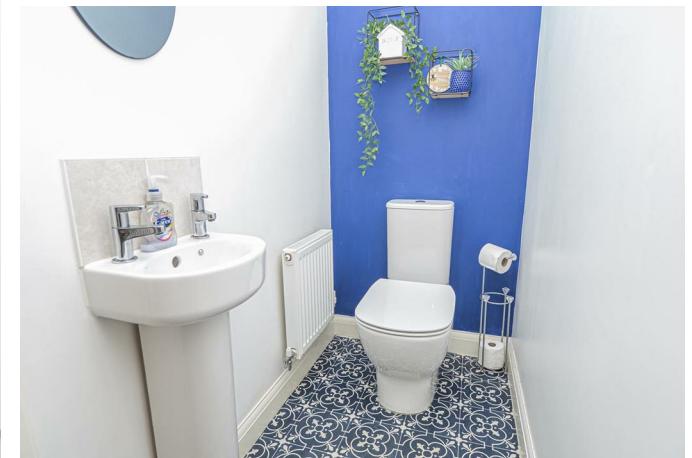
Upvc double glazed window, radiator and storage cupboard.

BEDROOM 3

10'11" x 9'8"

Upvc double glazed window and radiator.







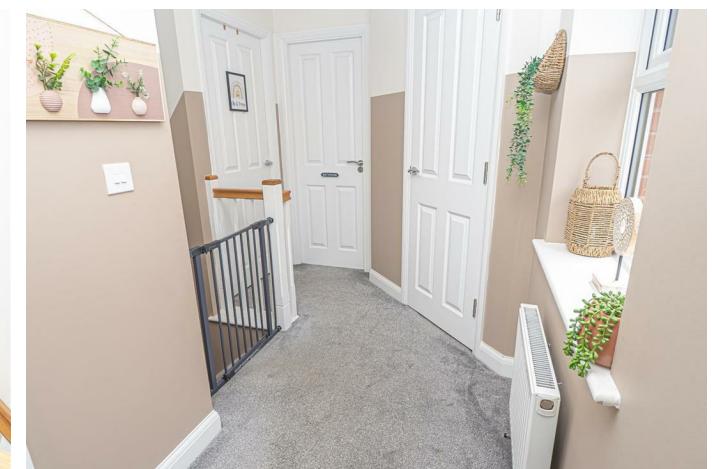
BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

Long side drive down to a single garage with up and over door. Enclosed rear garden with walled boundaries, lawn and paved patio.

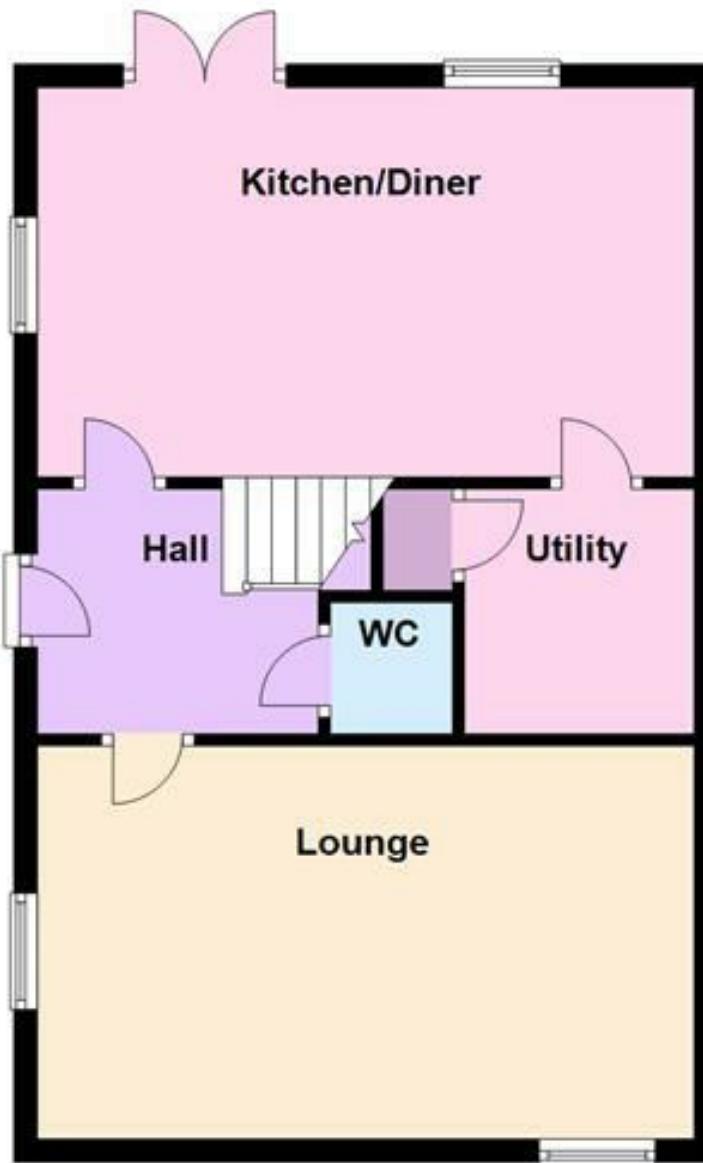






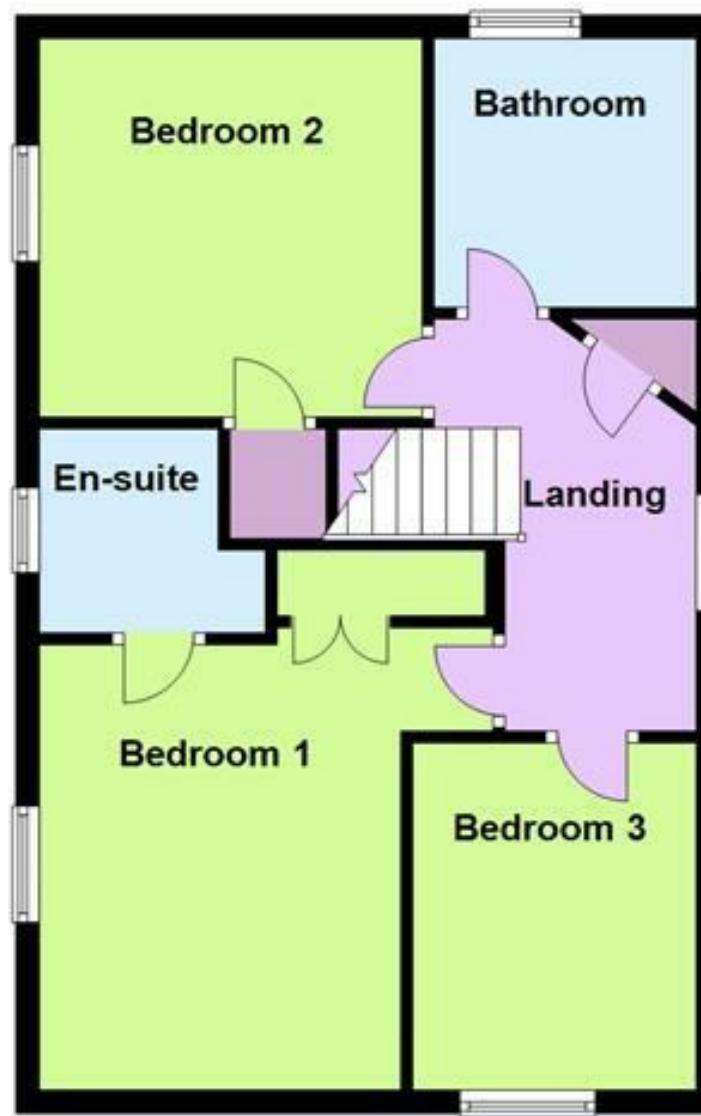


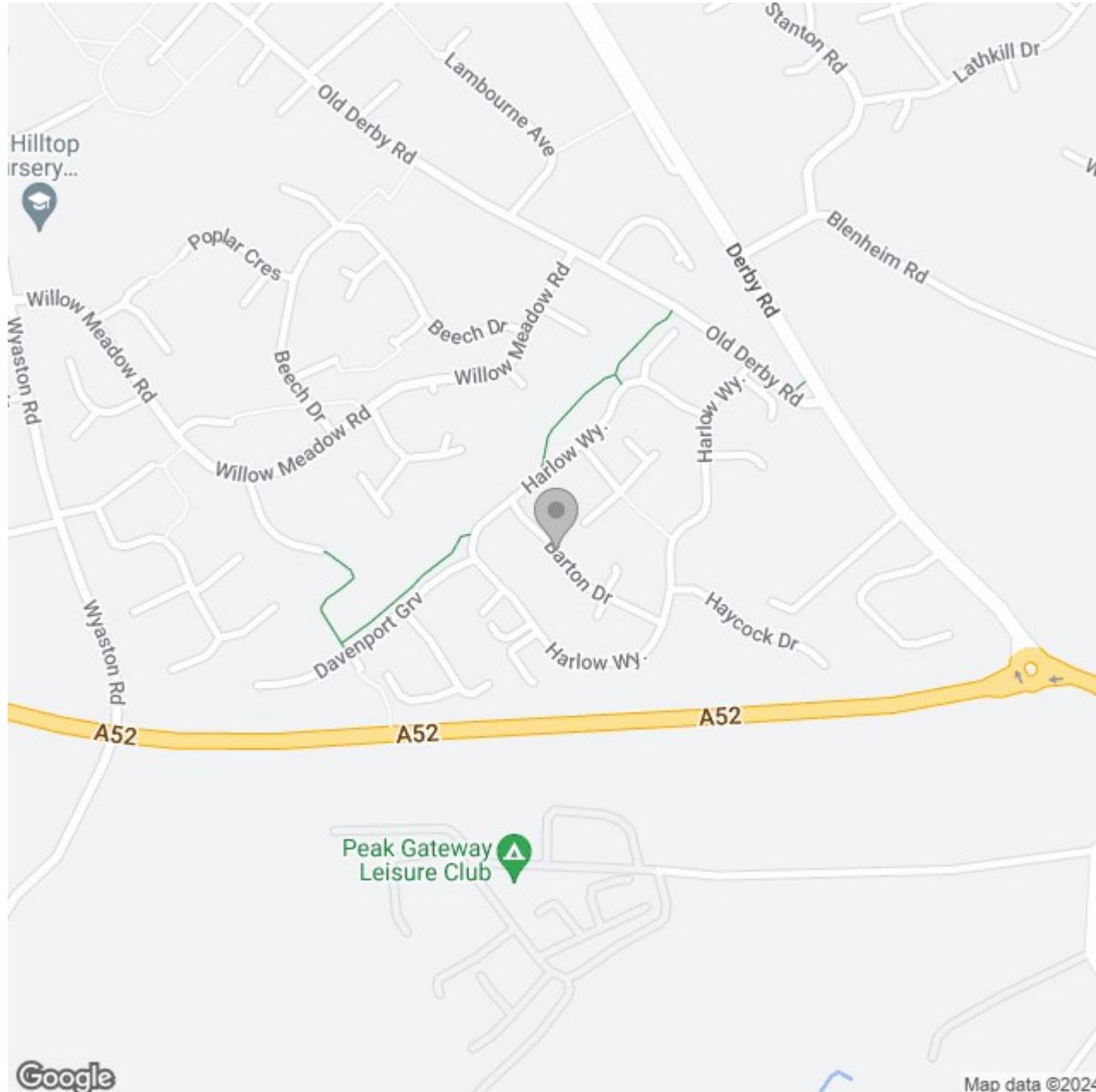
Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode
Anderson-Dixon, Burton-Uttoxeter-Ashbourne
Plan produced using PlanUp.

First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(81-91) B	83	
(69-80) C		
(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	