





**\*\*\*\* 2019 MODEL IN  
STUNNING CONDITION \*\*\*\***

Perfect condition and benefitting from upvc double glazing and a gas heating system. In brief the property offers a fitted kitchen with built in appliances, dining room with double doors onto an enclosed patio and a good size lounge. Double bedroom with dressing room and a shower room. Gardens and a long drive. Offered for sale with no upward chain.



## KITCHEN

9'7 x 8'6

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted gas hob and electric oven, integrated fridge freezer and washing machine. Sky light window and open through to the dining room.

## DINING ROOM

10'6 x 10'0

Upvc double glazed doors onto the an enclosed paved patio, radiator, storage cupboard, door to the bedrooms and open through to the lounge.

## LOUNGE

19'9 x 11'3

Feature electric fireplace, two radiators, three upvc double glazed windows.

## BEDROOM

13'9 x 10'9

Upvc double glazed window and a radiator, drawers and matching bedside cabinets. Doors to the dressing room and shower room.

## DRESSING ROOM

Drawers, shelves and hanging.

## SHOWER ROOM

Good size shower cubicle, wash hand basins with cupboard under, low flush wc, radiator and upvc double glazed window.

## OUTSIDE

Side lawn and an enclosed balcony sale paved patio with rough iron fencing and doors into the dining room. The other side offers a Long drive down to a shed included in the sale.

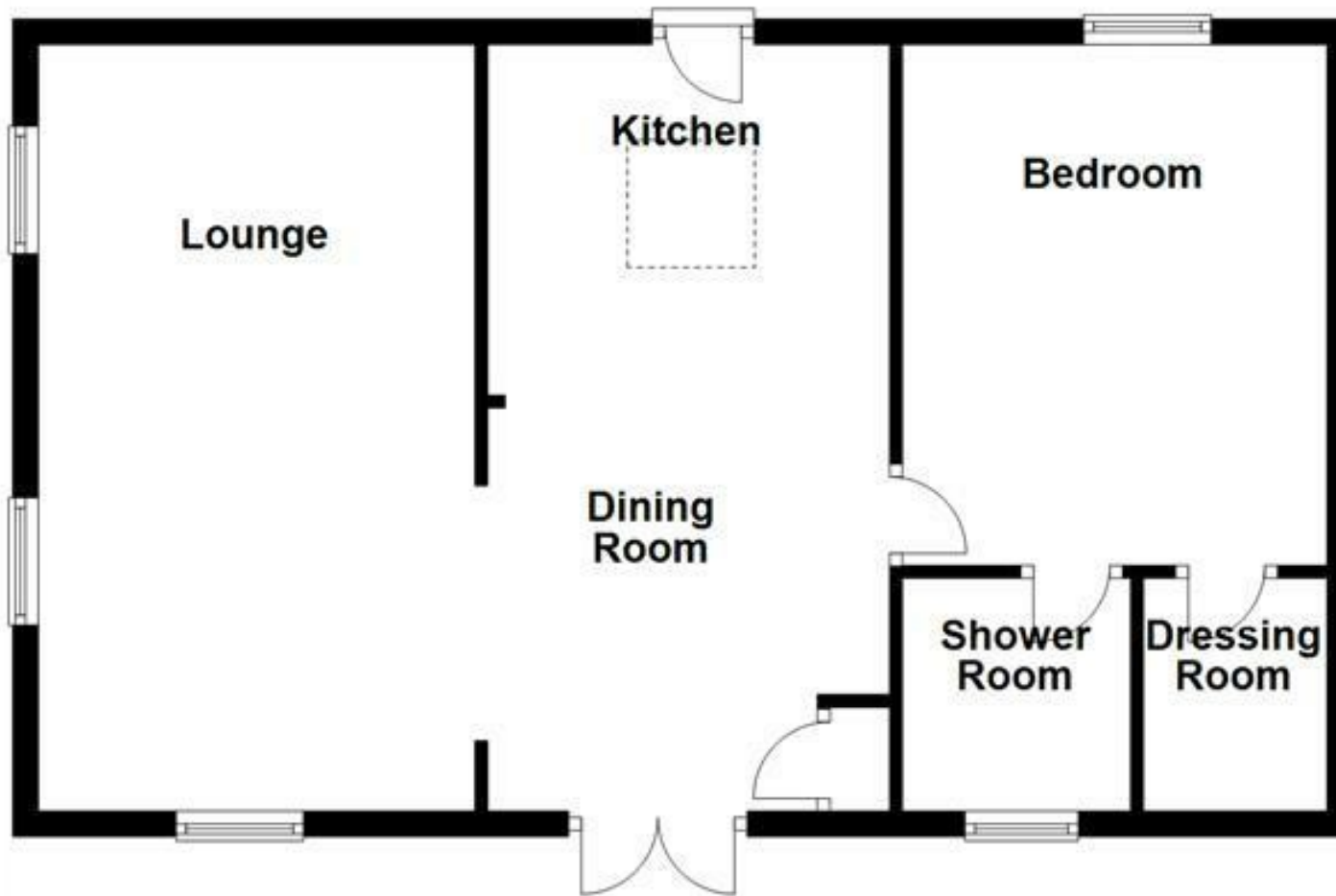








## Ground Floor



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.

