





**VILLAGE CUL DE SAC LOCATION ** EXTENDED AND BEAUTIFULLY APPOINTED THROUGHOUT **
FOUR/FIVE BEDROOMS ** TWO RECEPTIONS **
FITTED DINING KITCHEN ** GARDEN ROOM**

Semi detached house in the popular rural village of Leigh, close to the market town of Uttoxeter, easily commutable to Derby, Stafford and Stoke, with nearby national road and rail links.

Within walking distance to the village first school, shop & post office, church, recreation ground and public houses.

Internal inspection of this well maintained family home is essential to appreciate its room dimensions and layout.

Having air to water heating system with alternative multi fuel heating provided by the stove in the living room and solar panels, new double glazed windows, porch and doors fitted 2022.

A new garden room built in 2024 is a magnificent addition for working from home, entertaining or a gym.

The accommodation comprises briefly a porch and entrance hall, cloaks, living room, dining room, extended breakfast kitchen, landing, four/five bedrooms and bathroom with three piece suite and shower. Outside there is ample off road parking, garage, rear garden with patio area and garden.

EARLY VIEWING IS HIGHLY RECOMMENDED



Entrance Porch

Upvc double glazed windows and door with a door into the hall.

Entrance Hall

Stairs to the first floor, radiator and doors to -

Cloakroom

Low flush wc and wash hand basin set in fitted unit with storage.

Living Room

23'5" x 11'1"

Feature multi fuel back boiler stove with brick surround and beam mantle, upvc double glazed window to the front, two radiators, door to the kitchen and double doors to the dining room.

Dining Room

16'5" x 9'3"

Feature multi fuel stove with oven and hot plate, upvc double glazed sliding patio doors to rear elevation and internal door through to garage.







Fitted Dining Kitchen

20'0" x 9'3"

With UPVC double glazed window to rear elevation, recessed feature down lighting to ceiling, the dining area has a pantry with shelving and bi-folding door. The kitchen mainly consists of matching wall and base units with magic corner, roll edge preparation work surfaces, travertine tiled splash back, one and a half bowl Blanco sink and drainer with mixer tap, Appliance space for microwave, integrated NEFF appliances consisting of, dishwasher, fridge, freezer, double oven with matching halogen four ring hob and brushed chrome chimney hood extractor. The kitchen units extend also to a breakfast bar with over hang and cupboard beneath, wall lighting and under unit lighting throughout.



Garage

24'4" x 7'6"

With double timber doors to front elevation, fitted units to wall and base with appliance space for tumble dryer, full power and light.

First Floor Landing

Storage cupboard and doors to -

Master Bedroom

11'4" x 9'11"

Upvc double glazed window to front, double wardrobe with hanging and shelving, and radiator.

Bedroom 4

9'3" x 8'2"

Upvc double glazed window to front, radiator. Also, there is loft access with a pull down ladder.



Family Bathroom

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

Games Room/Bedroom 5

11'9" x 9'11"

Upvc double glazed window to rear, double storage cupboard with shelving and radiator.

Bedroom 2

13'4" x 7'5"

Upvc double glazed window to front and radiator.

Bedroom 3

9'11" x 7'6"

Upvc double glazed window to rear and radiator.

Outside

New block paved drive with up lighting providing ample parking and access to the garage. The rear garden offers a lawn, block paved and decked patio areas.

Garden Room

21'3 x 7'4

Spot lights, power points and upvc double glazed windows and patio doors.

Heating System/Additional Information

The property has 4kw solar panels installed in 2012 and 9kw air to water heating system installed in 2014, both producing a residual income, further information can be obtained via the seller.



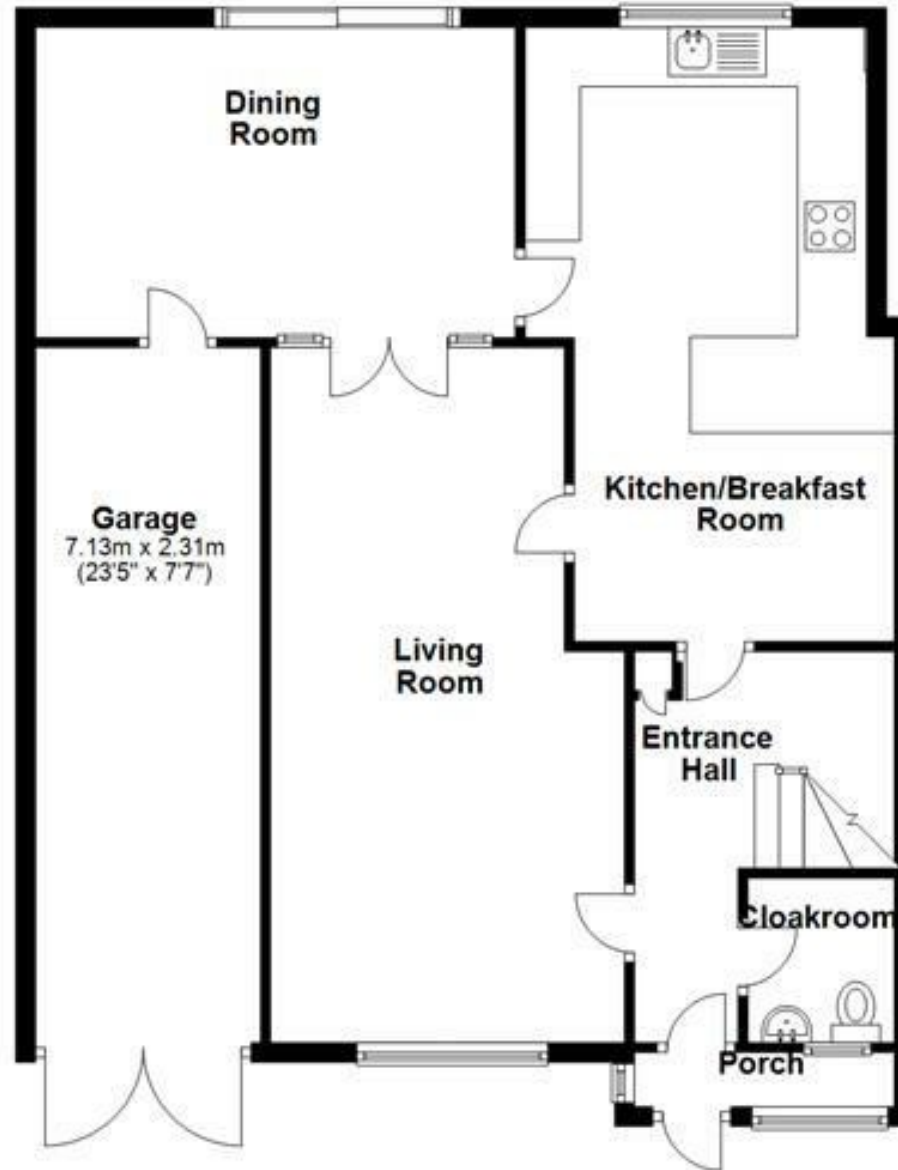






Ground Floor

Approx. 84.6 sq. metres (910.4 sq. feet)



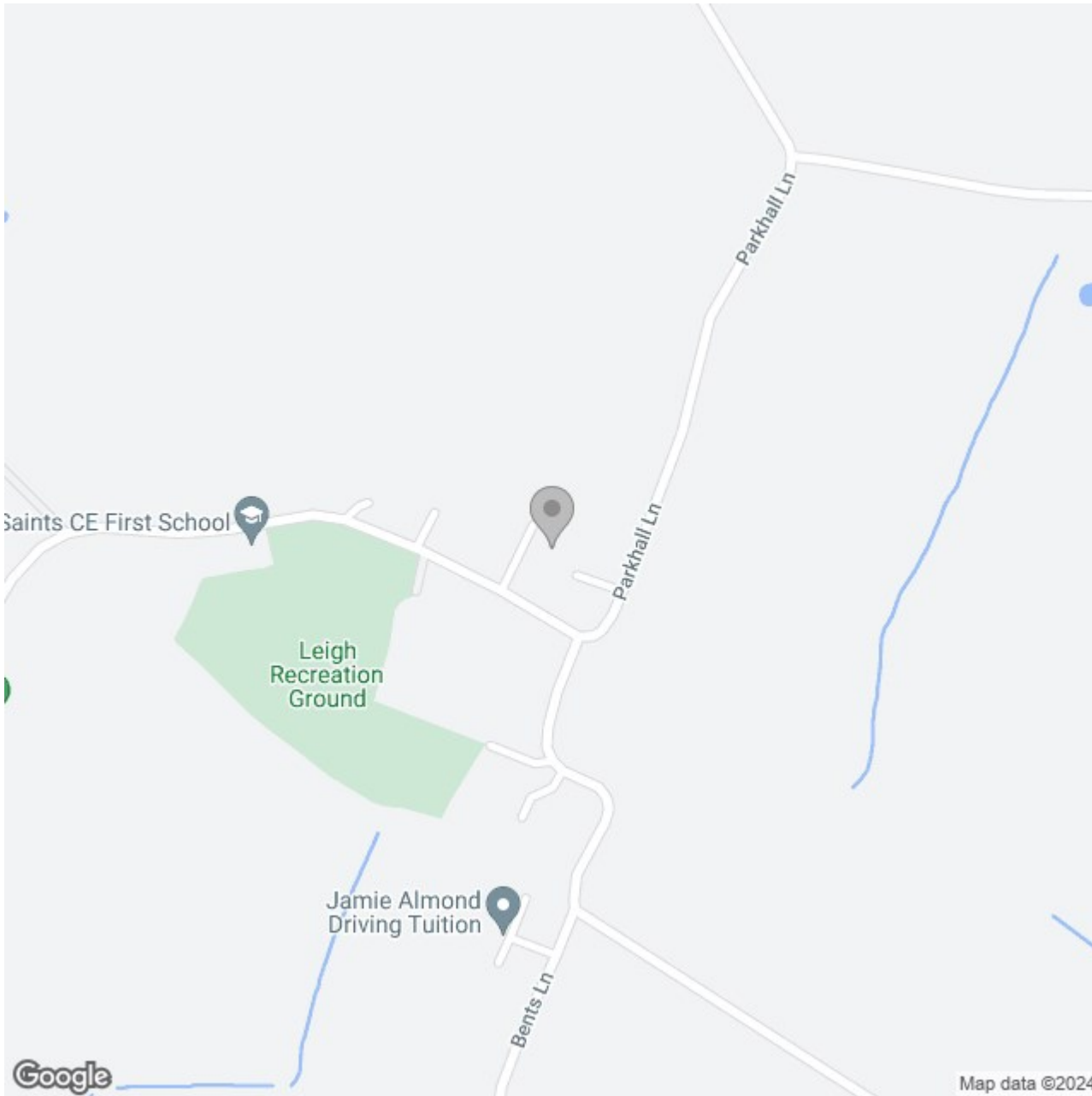
Total area: approx. 150.7 sq. metres (1622.0 sq. feet)

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

Approx. 66.1 sq. metres (711.6 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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	