





**\*\* WONDERFULLY UPGRADED AND MAINTAINED \*\* GROUND FLOOR \*\* PRIVATE GARDENS WITH BESPOKE GARDEN ROOM \*\***

A beautifully presented and extensively enhanced ground floor flat, perfect for downsizing, with the added charm of a private garden. The current owner has meticulously maintained this property, including the addition of a timber-framed garden room that offers delightful views over the lush garden. With a generously sized lounge area, modernized kitchen and bathroom, spacious double bedroom, and the rare luxury of direct access to the private rear garden from the kitchen, this home is sure to captivate.



Viewing by appointment only. Contact Abode Estate Agents to arrange a viewing.

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SALES & LETTINGS

## Hallway

With a composite side entrance door leading into, utilities cupboard housing the electrical consumer unit and electric meter, smoke alarm, useful stairs storage cupboard, central heating radiator and internal doors lead to:

## Bedroom

With a UPVC double glazed window to the front elevation, central heating radiator, available by separate negotiation is a range of built-in fitting wardrobes with mirrored fronts.

## Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, telephone point and TV point, opening leading to:

## Kitchen

With a UPVC double glazed door leading to the rear patio, UPVC double glazed window to the rear elevation, the kitchen features a range of high gloss matching base and eye level storage cupboards and drawers with wood block effect roll top preparation works surfaces. Integrated appliances include a four ring stainless steel gas hob, extractor hood, grill, stain steel sink and drainer with mixer tap, installed in 2020 Worcester Bosch central heating boiler, space for freestanding and plumbing space for under counter white goods.



## Shower Room

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece refitted shower room suite comprising of low level WC with Continental flush, wash hand basin with mixer tap and base level storage, walk in double shower cubicle with PVC panelling to wall coverings and high-pressure shower overhead and chrome heated towel radiator.

## Outside

To the side elevation is a brick built shed giving additional







storage space.

The garden boasts a paved patio, offering a welcoming space for relaxation and entertainment. As you stroll through the garden, you're greeted by a delightful array of well-established plants and shrubs, their lush foliage bursting with vibrant colors during this spring/summer months. The patio area serves as a focal point, adorned with comfortable seating arrangements and perhaps a table for alfresco dining. Tucked away at the rear of the garden stands a charming timber-framed garden room. Inside, the shed offers a versatile space that can be transformed into a cozy study retreat or an intimate entertaining area. With a picture frame picturesque views of the garden, allowing natural light to flood the space and creating a tranquil atmosphere perfect for reading, writing, or hosting gatherings with friends and family.

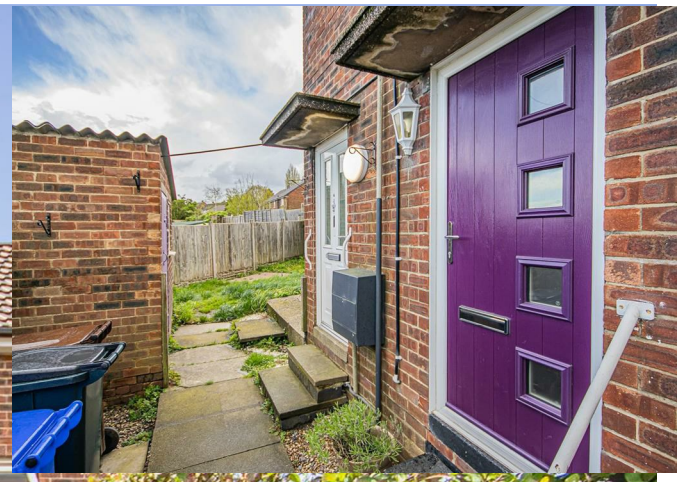








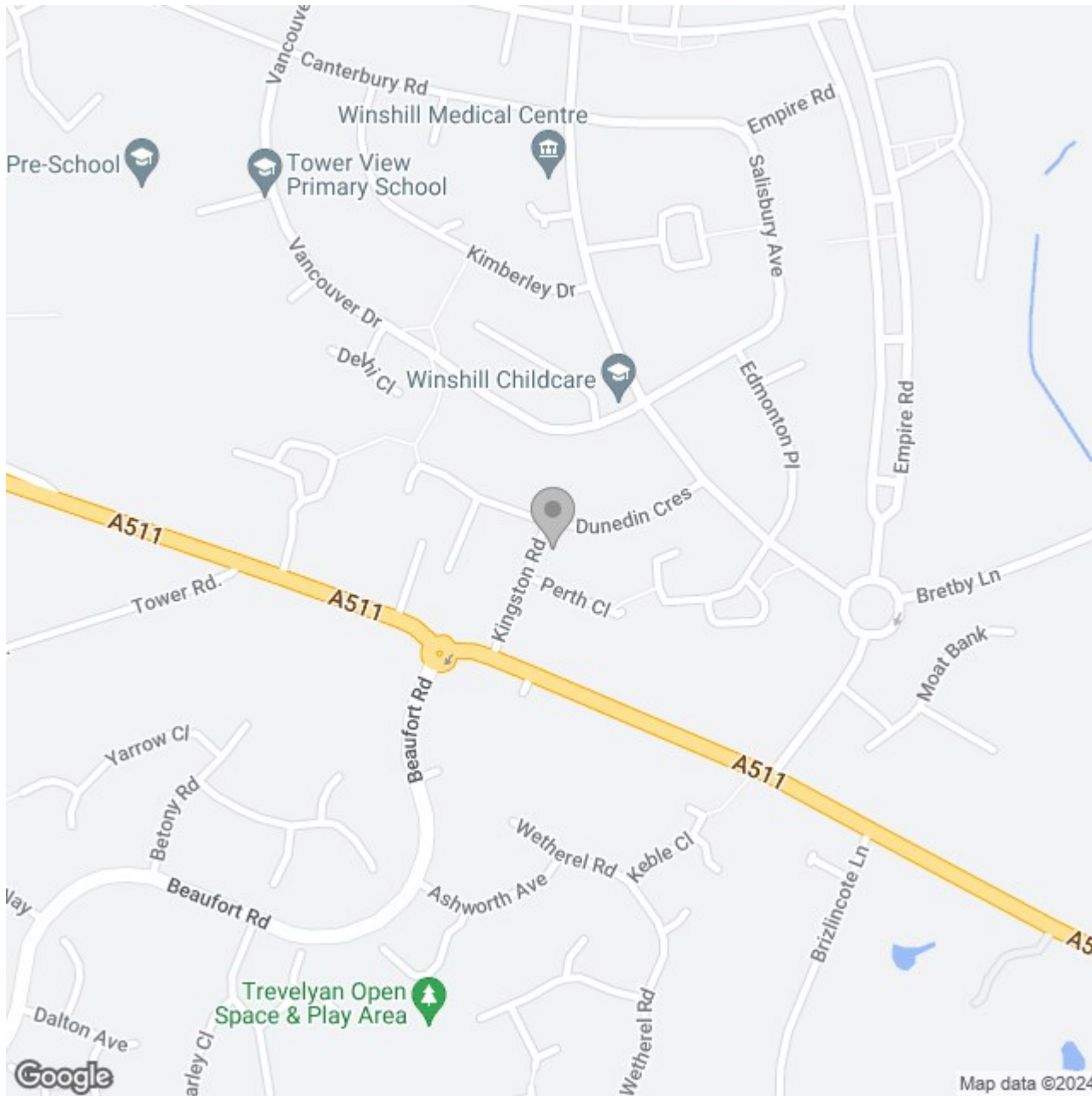




## Ground Floor



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.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	