





**** DELIGHTFUL POSITION
IN A POPULAR LOCATION
**** Extended Bay fronted
semi-detached property
offering a hall, lounge with
feature log burner, fitted
kitchen & utility room, dining
room with double doors
onto the garden. Two first
floor bedrooms and a
bathroom with bath and
shower cubicle. Double
parking to the front and an
enclosed rear garden.
INTERNAL VIEWING HIGHLY
RECOMMENDED.



HALL

Entrance door into the hall with stairs to the first floor, under stairs store cupboard, upvc double glazed window to the side, open into the dining room and doors to the kitchen and lounge.

LOUNGE

13'6 x 14'8

Feature fireplace with a log burner on slate hearth, exposed brick inset and beam mantle, radiator and upvc double glazed bay window to the front.

KITCHEN

8'9 x 8'1

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and hob and doorway to the utility room.

UTILITY ROOM

5'3 x 7'9

Plumbing and space for a washing machine, space for a fridge freezer and further appliance space. Door to the garden and a sky light window.

DINING ROOM

9'4 x 9'1

Upvc double glazed double doors onto the garden, radiator and a sky light window.

FIRST FLOOR LANDING

Doors to -



BEDROOM 1

14'8 x 9'8

Upvc double glazed windows to the front and side, radiator.

BEDROOM 2

10'1 x 8'3

Upvc double glazed window to the rear and a radiator.







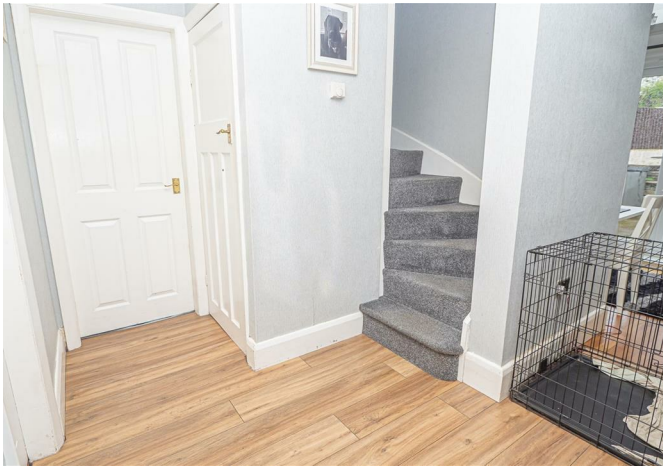
BATHROOM

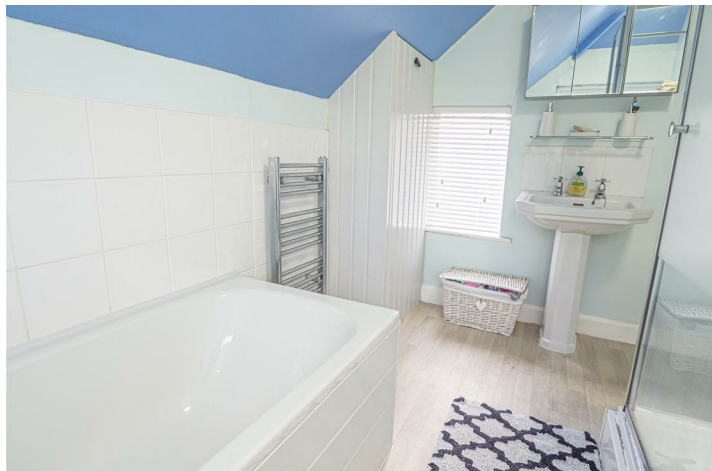
10'1 x 7'3

Panel enclosed bath, enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed windows to the front and rear aspects.

OUTSIDE

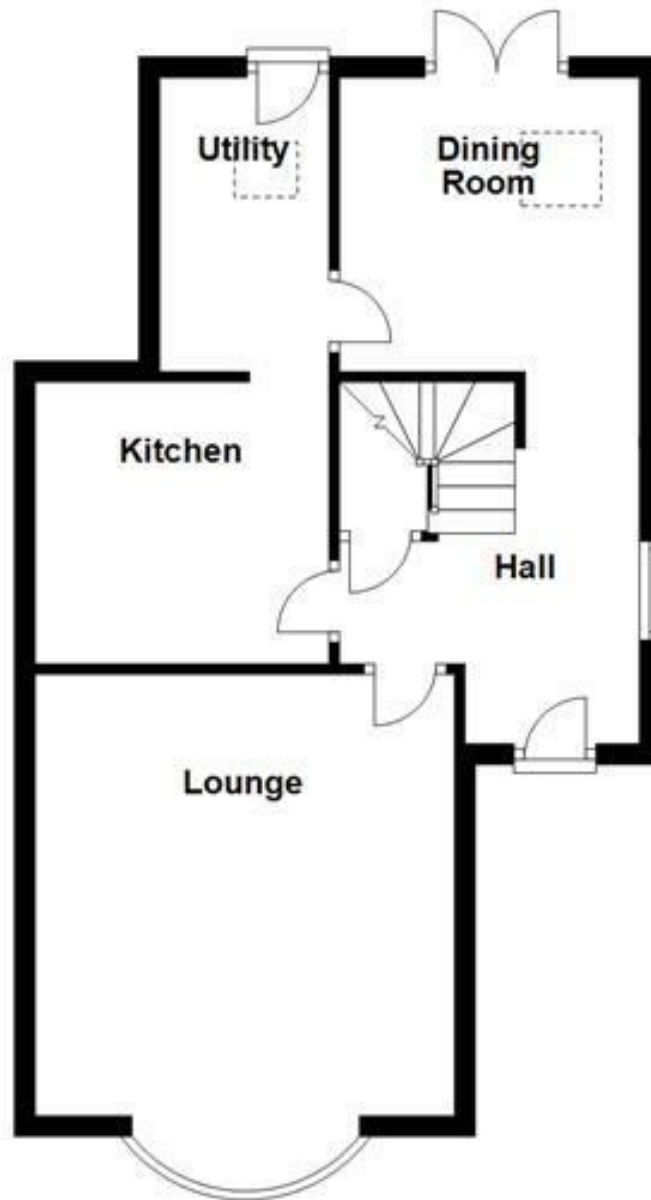
Double width drive for 2 cars at the front and side gated access to the rear garden. Enclosed rear garden with paved and decked patios, artificial lawn and a garden shed.







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.

First Floor

