





**\*\* FOUR BEDROOM DETACHED \*\***  
**AMPLE PARKING \*\* ENCLOSED TIERED**  
**REAR GARDEN \*\***

The property is set in the desirable area of Brizlincote Valley and situated within a corner plot stands this well presented four bedroom detached family home.

The accommodation comprises of entrance hall, lounge with feature fireplace, open plan living dining kitchen, utility and shower room. To the first floor is the master bedroom with en-suite shower room, three further good sized bedrooms and family bathroom. The garden at the rear has been tiered with decked and lawn areas.

Viewing recommended.



### Entrance Hall

With UPVC double glazed door to front elevation, laminate floor covering and radiator.

### Lounge

12.10 x 14.10

With UPVC double glazed window to front elevation, laminate floor covering, focal point of the room being the coal effect gas fire set within a marble backing and hearth and Adam style fire surround and radiator.

### Kitchen Diner

16.2 x 10.9

With UPVC double glazed window and French doors to rear elevation, spot lights to ceiling and radiator. The fitted kitchen has a range of eye and base level units and drawers with sink and drainer with mixer tap over built into a preparation work surface, integrated oven, hob and appliance space for fridge freezer.

### Utility Room

8.4 max 3.1 min x 11.5

With UPVC double glazed window to side elevation and door to rear elevation, plumbing and appliance space for washing machine and radiator.

### Shower Room

4.4 x 3.9 min, 5.9 max

With UPVC double glazed window to rear elevation, radiator, wash hand basin, wc and shower cubicle.

### Landing

With radiator, airing cupboard and doors lead off to:



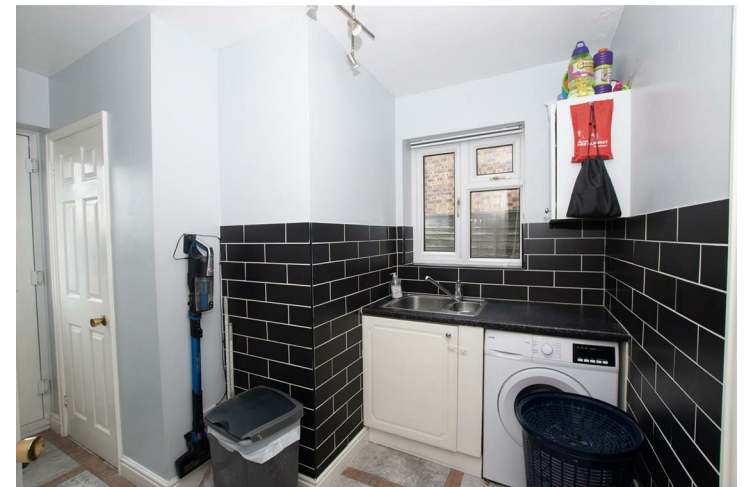
### Master Bedroom

11.7 x 10.10

With UPVC double glazed window to front elevation, radiator and built in wardrobe.

### Ensuite

With UPVC double glazed window to front elevation, corner shower cubicle, vanity wash hand basin and low level WC. towel rail.







### Rear Bedroom

12.30 x 9

With UPVC double glazed window to rear elevation, radiator and built in wardrobe.

### Rear Bedroom

8.7 x 7

With UPVC double window to rear elevation and radiator.

### Front Bedroom

13.2 x 8.5

With UPVC double glazed window to front elevation, radiator and open wardrobe recess.

### Family Bathroom

8.4 x 5.8

With UPVC double glazed window to rear elevation, corner bath with shower attachment over, vanity wash hand basin and low level WC and radiator.



### Garage

With up and over door to front and internal personal door to utility, power and lighting.

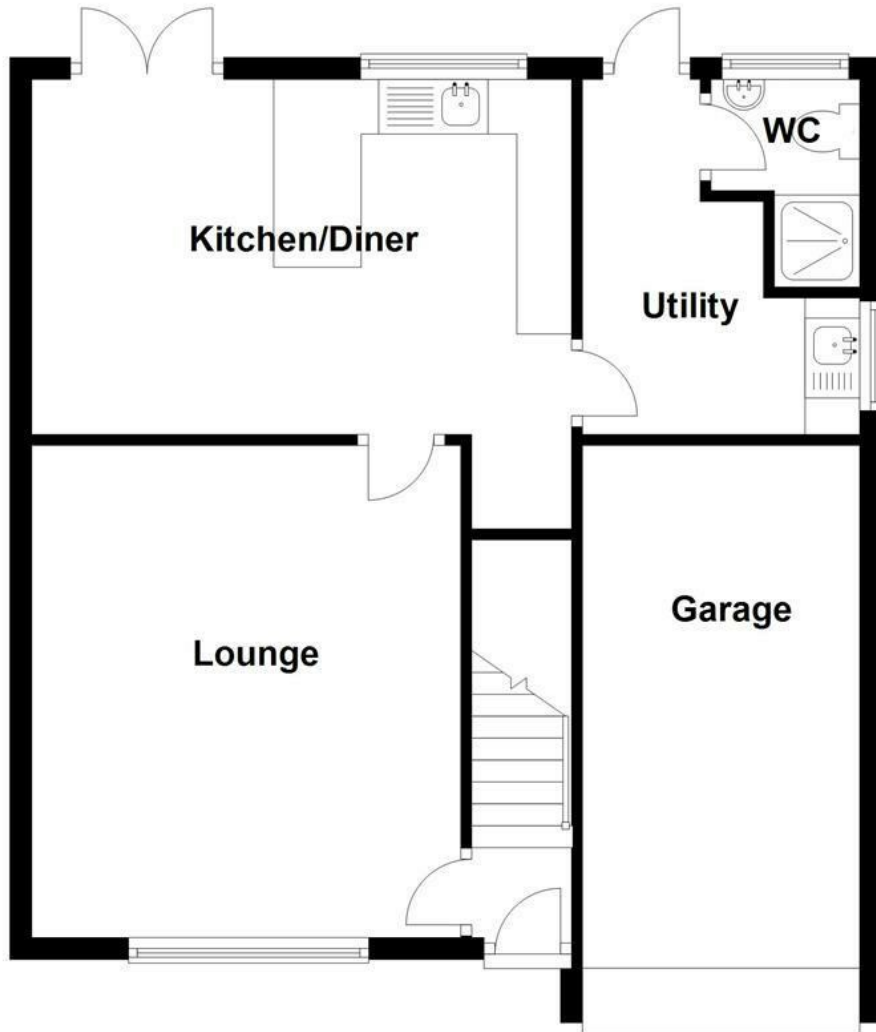
### Outside

The front of the property has a block paved driveway providing off road parking for several vehicles, gated access take you to the enclosed tiered rear garden. With extensive raised decked area and lower level lawned rear garden.

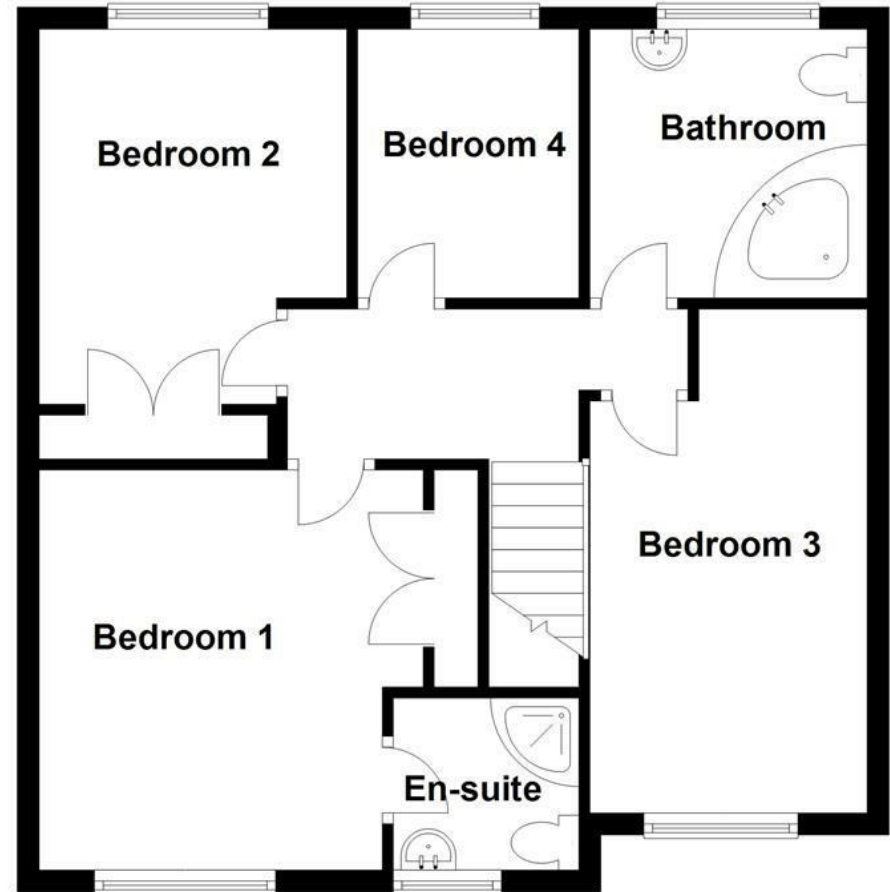




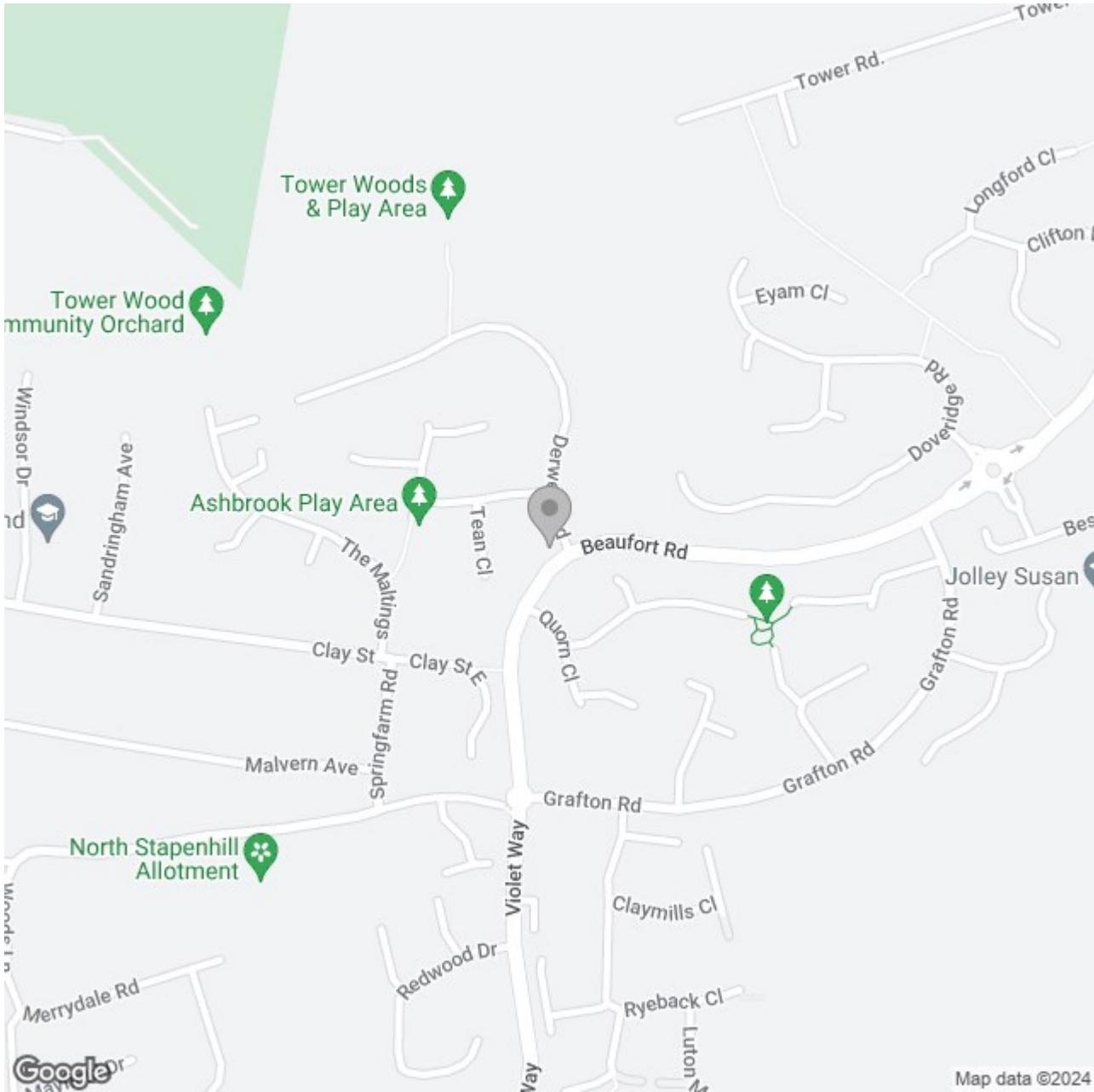
### Ground Floor



### First 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>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(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	