





A beautifully presented three-storey, three-bedroom semi-detached property featuring a garage, parking, and an enclosed rear garden. The home offers three well-proportioned bedrooms, including a master with en-suite, two reception rooms, and a stylish kitchen-diner. Situated in a popular location close to local amenities and transport links, this property is perfect for modern living. Viewing is highly recommended strictly by appointment only.



The accommodation of this well-appointed property begins through a front entrance door, opening into a welcoming hallway. From here, there is access to the ground floor WC cloaks, which includes a low-level WC and a wash-hand basin with a mixer tap. To the left of the hallway is a versatile study or snug, featuring a double-glazed window to the front elevation and a central heating radiator.

Continuing straight ahead, a door leads to the spacious kitchen living diner. The kitchen area is fitted with a selection of matching wall and base units, a four-ring gas hob, electric oven, sink with mixer tap and drainer, and space for a washing machine and fridge-freezer. The dining and living area is bathed in natural light, with French doors opening onto the garden and additional double-glazed windows to the rear elevation. A central heating radiator ensures comfort throughout the space.

Returning to the entrance hallway, stairs rise to the first floor. The master bedroom, located on this level, boasts two double-glazed windows overlooking the rear garden, a central heating radiator, and access to an en-suite shower room. The en-suite is fitted with a three-piece suite comprising a shower cubicle with a sliding glass door and gravity-fed shower, a low-level WC, and a wash-hand basin with mixer tap. A double-glazed window to the side elevation completes the room. Also on this floor is a further reception room, featuring two double-glazed windows to the front elevation and a central heating radiator.



Stairs ascend to the second floor, which houses two well-proportioned double bedrooms. Each bedroom benefits from skylights and central heating radiators, creating bright and airy spaces. The family bathroom on this level is equipped with a modern three-piece suite, including a bath with mixer tap and handheld shower attachment, a low-level WC, and a wash-hand basin with mixer tap, complemented by a central heating radiator.

Outside

To the front, the property offers a driveway providing







ample parking, leading to the garage. The rear of the property features an enclosed, low-maintenance garden with a neatly maintained lawn, ideal for outdoor relaxation and entertaining.







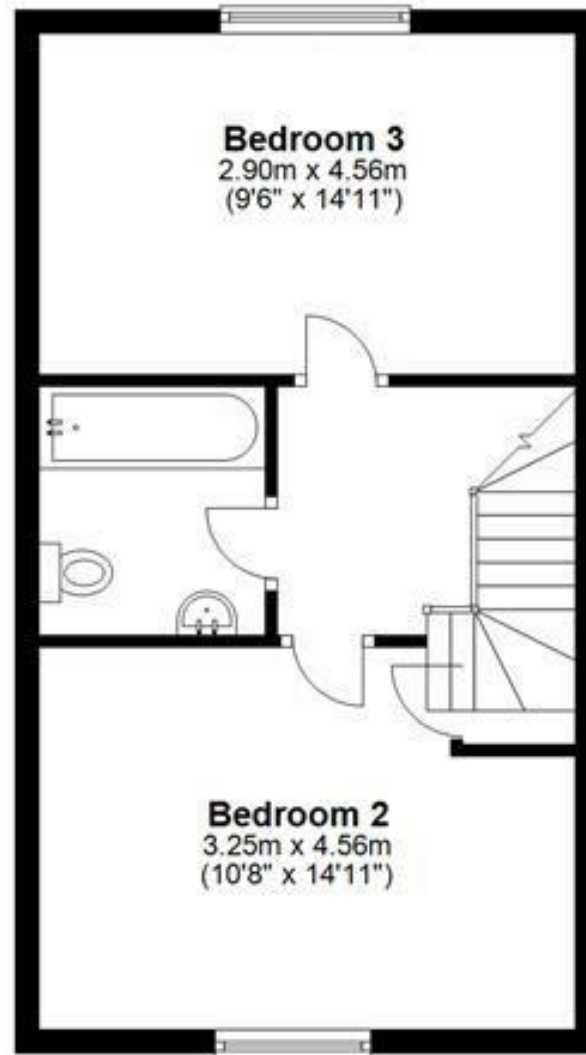


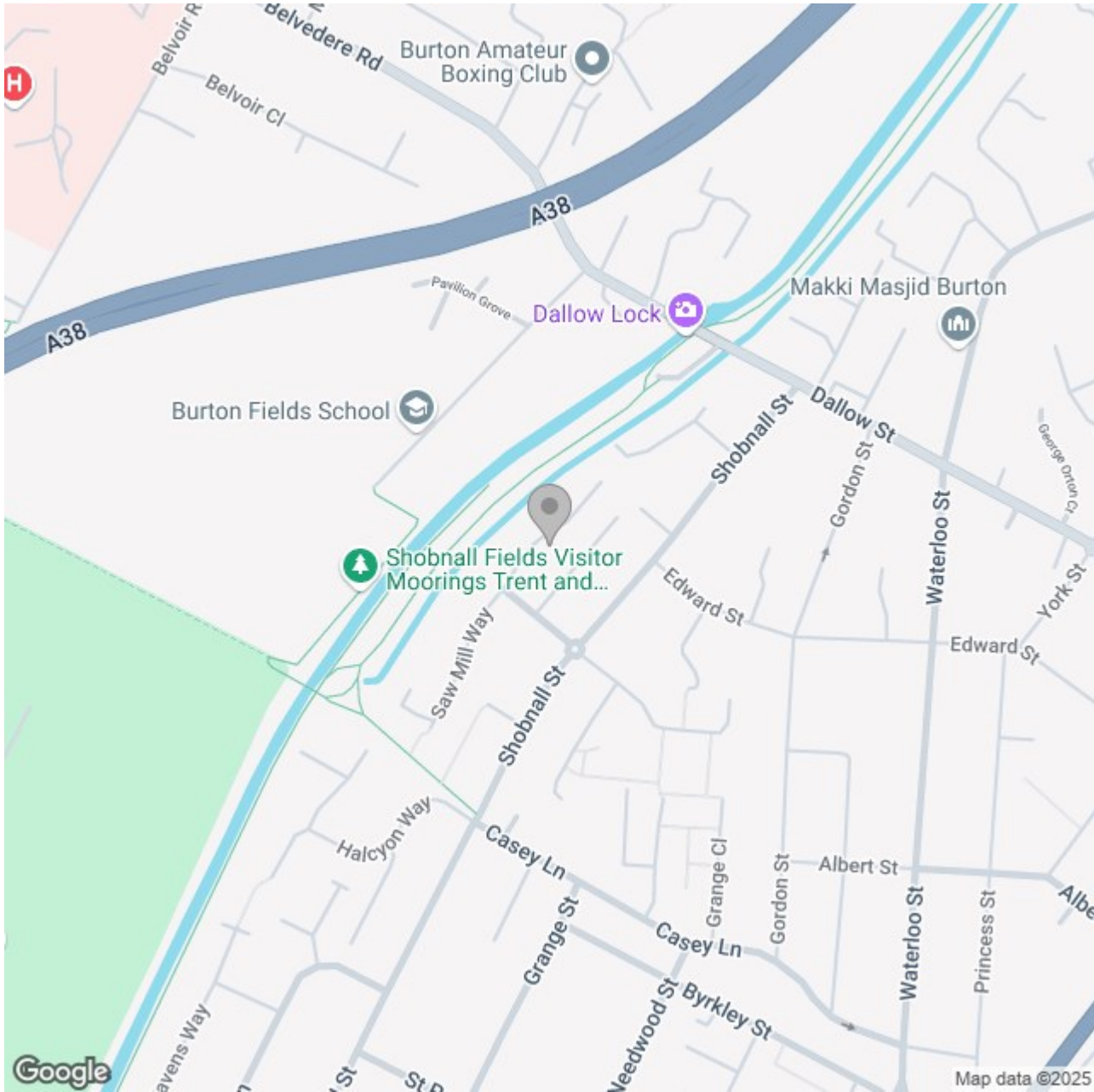
Ground Floor



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.

Second Floor





Energy Efficiency Rating

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