





**** TWO BEDROOM SEMI-DETACHED ** EN-SUITE TO MASTER ** SPACIOUS GARDEN ** OVERLOOKING GREEN SPACE ****

Nestled within the sought-after Lioncourt Homes development, this charming two-bedroom semi-detached residence offers a welcoming ambiance. Boasting a hallway, an open-plan living/dining kitchen area, a convenient cloaks/WC, two bedrooms including a master with en-suite, and a separate family bathroom, this property ensures comfortable living spaces.

Outside, the property features a spacious rear Indian stone paved garden, perfect for outdoor relaxation and entertaining, along with ample off-road parking on the block paved driveway. Enjoy the convenience of mains gas central heating, water, and electric services, while annual estate charges cover the maintenance of communal areas on the estate.

Conveniently positioned on the outskirts of the Town Centre, residents benefit from easy access to local amenities including shops, schools, and a leisure centre. Additionally, the property offers quick connections to the A50 for seamless travel to major road networks, while being just a short drive from the scenic wonders of the Peak District.

Estate charges will apply.



Hallway

With glazed front entry door leading into, door bell chime, alarm system unit, telephone point, central heating radiator, internal door leads to:

Kitchen

With a UPVC double glazed window to the front elevation, the kitchen features a range of matching base and eye level storage cupboard and drawers with drop edge preparation work surfaces and complementary tiling surrounding. A range of integrated appliances includes 1/2 stainless steel sink and drainer with mixer tap, in housing is the central heating combination gas boiler, oven/grill, four ring induction hob with stainless steel extractor hood, dishwasher, washing machine and further space for freestanding white goods, utilities cupboard which houses the electrical distribution board and mains alarm system unit, smoke alarm, carbon monoxide detector and spotlighting to ceiling.

Lounge

With UPVC double glazed French doors to the rear, two central heating radiators, TV aerial point, telephone point, thermostat and a useful stairs storage cupboard, staircase rises to:

Cloaks/WC

With a UPVC double glazed frosted glass window to the front elevation, low-level WC with continental flush, floating wash hand basin with mixer tap, complementary tiling to lower half, central heating radiator and extractor fan.



Landing

With access to loft space via loft hatch, smoke alarm, central heating radiator and internal doors, lead to:

Bedroom One

With a UPVC double glazed window to the front elevation, thermostat, central heating radiator, useful over stairs storage cupboard, internal door leads to:







En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite, comprising of low-level WC with continental flush, floating wash hand basin with mixer tap, and enclosed shower cubicle with folding glass door, chrome towel radiator, shaving point, extractor fan and spotlighting to ceiling.

Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece family bathroom suite, comprising of low-level WC with continental flush, floating wash hand basin with mixer tap, P-shaped bath unit unit with complementary tiling to wall coverings, glass screen, central heating radiator, shaving point and extractor fan.

Outside

To the property frontage there is a pathway leading to the storm porch. To the side elevation is a block paved driveway providing ample off road parking space. Accessed via secure timber access leading to the rear elevation. The rear is an Indian stone paved garden which is mainly laid to lawn throughout, enclosed by timber fence panels with timber posts. There is an outdoor electric socket and outdoor tap, at the rear corner of the garden there is a further paved area ideal for garden storage shed or greenhouse.







Approx. 31.4 sq. metres (338.2 sq. feet)

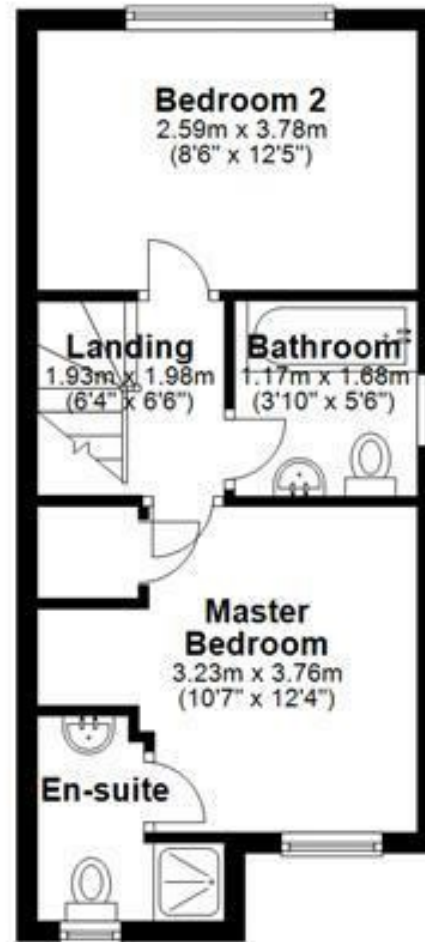


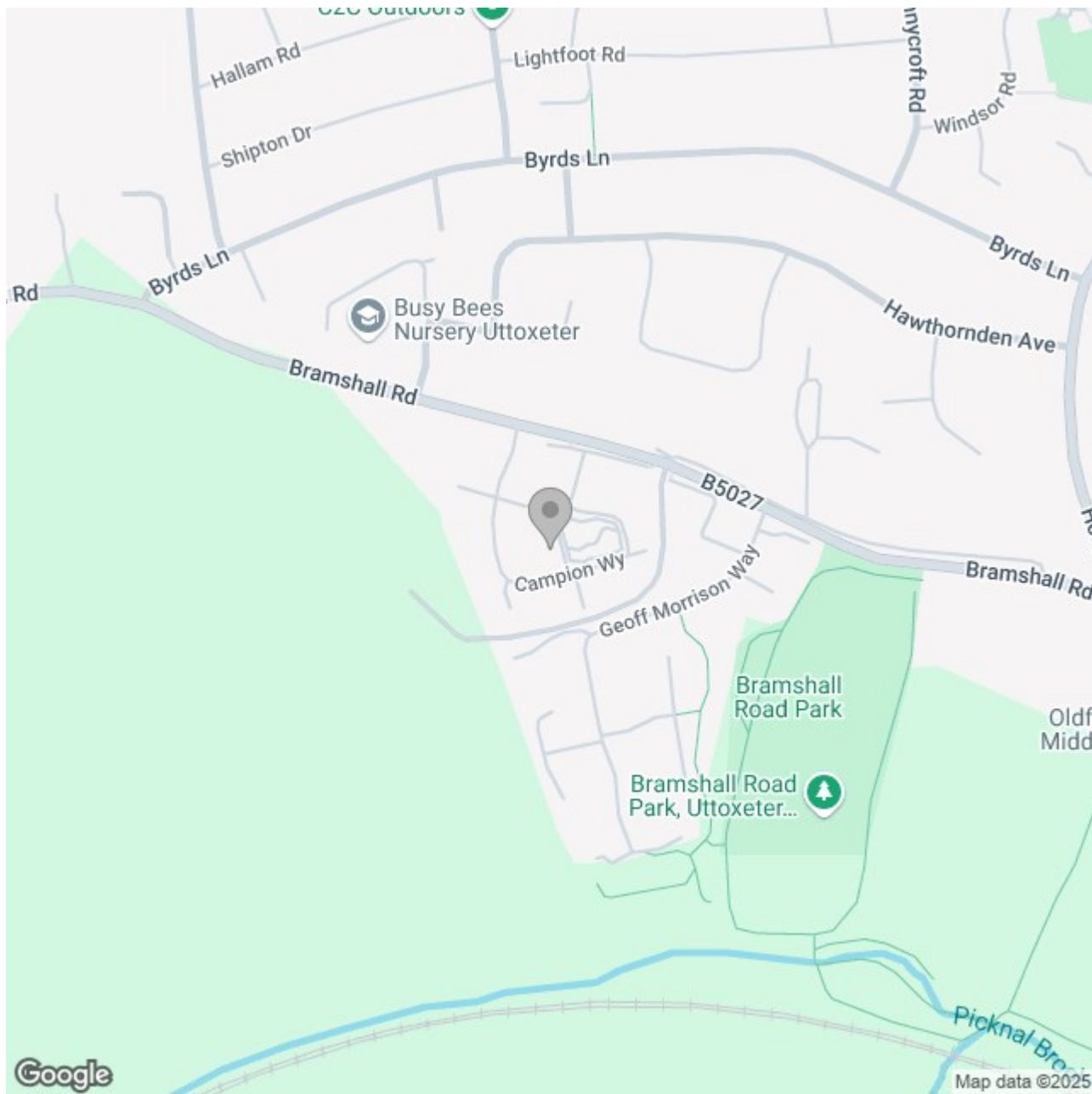
Total area: approx. 61.7 sq. metres (664.2 sq. feet)

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. 30.3 sq. metres (325.9 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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 