





\*\*\*\* IMMACULATE  
DETACHED FAMILY HOME  
\*\*\*\* Double fronted modern detached property offering an entrance hallway, lounge and a fitted dining kitchen, utility room and a cloakroom. Four first floor bedrooms, master with en suite and a family bathroom, enclosed garden, drive and a single garage.



## HALL

Entrance door into the hall with stairs to the first floor and radiator.

## CLOAKROOM

Low flush wc, vanity sink unit with wash hand basin and storage under, radiator.

## LOUNGE

Three upvc double glazed windows and two radiators.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Breakfast bar, fitted double oven and a hob with extractor hood. Integrated fridge freezer and dishwasher. Radiator, upvc double glazed window and double doors onto the garden.

## UTILITY ROOM

Fitted units with work surface, sink and drainer unit, plumbing and space for a washing machine, space for a tumble dryer and door to the drive.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Upvc double glazed window and radiator.



## EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.







#### **BEDROOM 4**

Upvc double glazed window and radiator.

#### **BATHROOM**

Panel enclosed bath with shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

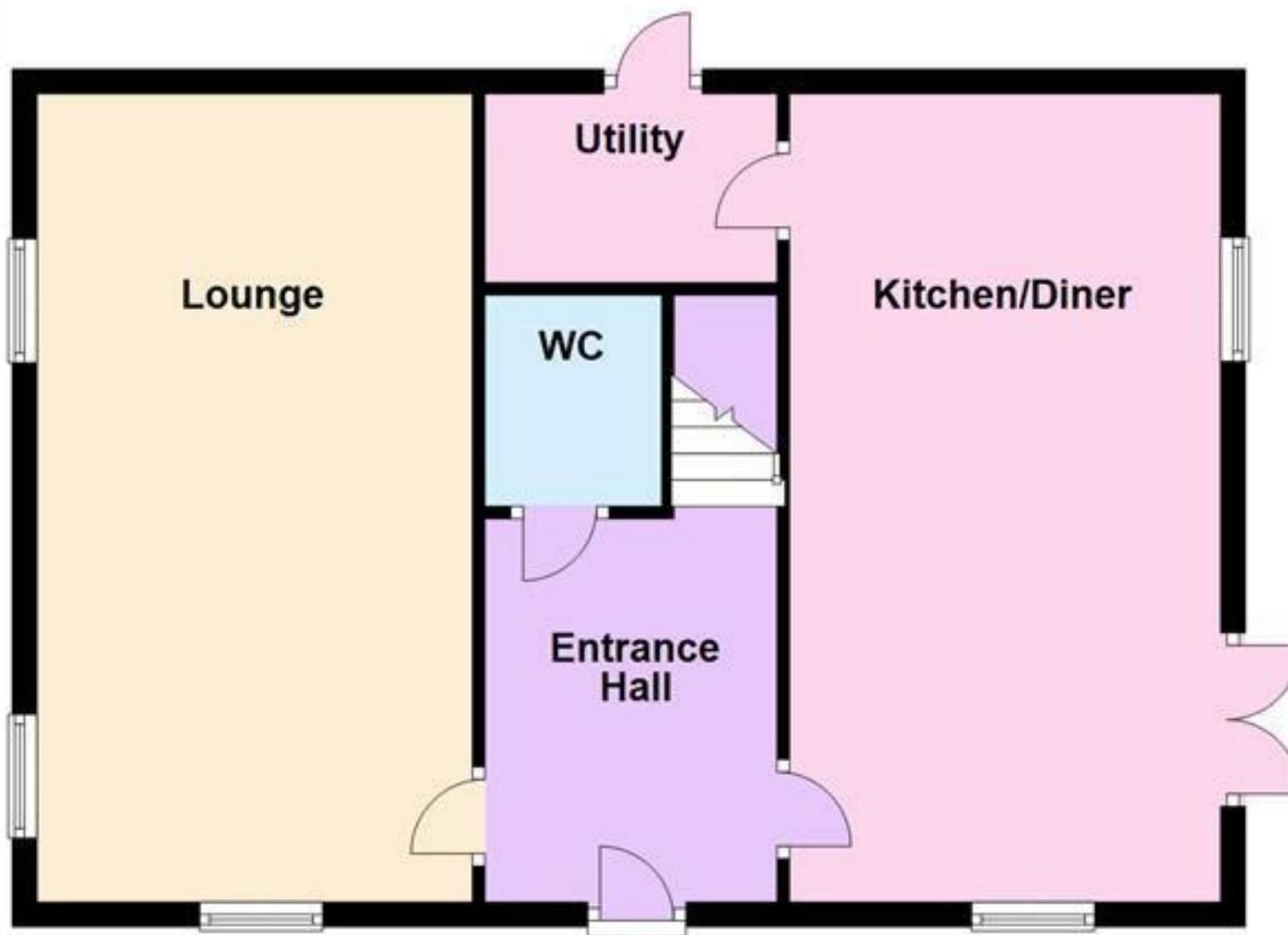
#### **OUTSIDE**

Enclosed rear garden offering an artificial lawn, paved and decked seating areas. Side drive and a single garage with electric roller door.





## 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**



