





****1248 SQ FOOT**** This beautifully presented four-bedroom semi-detached home is situated in a highly desirable location, offering excellent access to local amenities and transport links. The property boasts a generous driveway providing off-street parking for three vehicles that leads to a garage and enjoys an open aspect to the front elevation.

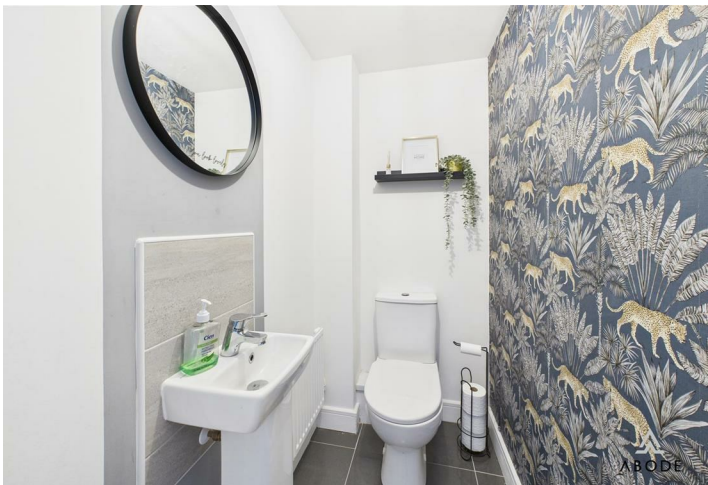


Accommodation

Internally, the accommodation comprises a stylish and well-appointed kitchen-diner, ideal for both everyday family living and entertaining, alongside a spacious lounge providing a comfortable and inviting space to relax. The first floor offers two well-proportioned bedrooms, ensuring ample space for a growing family or those needing additional home office space. The second floor provides two further bedrooms, serving the bedrooms is a modern shower room and a separate family bathroom, catering to the demands of busy households.

To the rear, the landscaped garden provides a private and well-maintained outdoor retreat, perfect for enjoying the warmer months. This fantastic home offers an excellent blend of space, comfort, and convenience, making it an ideal choice for families and professionals alike. Viewing is highly recommended to appreciate all that this property has to offer.

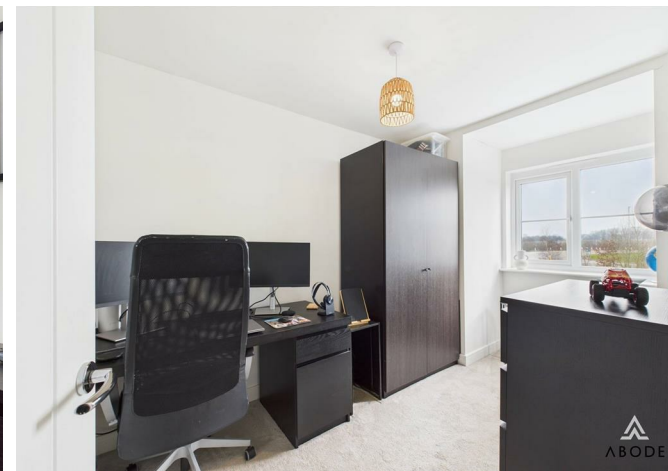
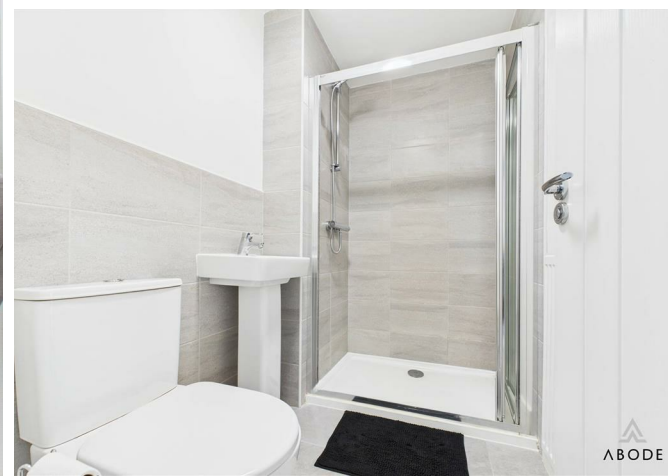




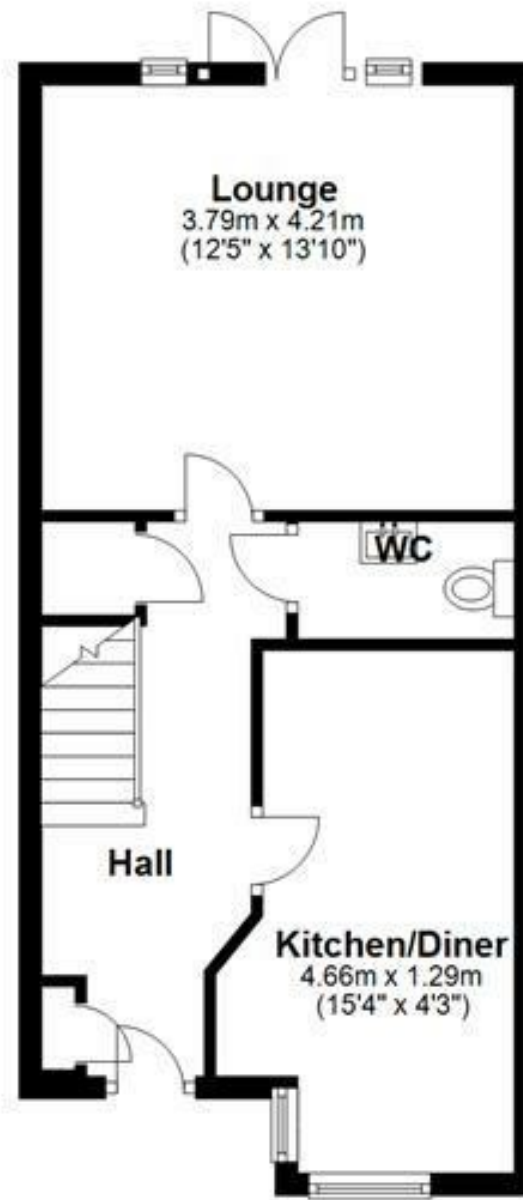






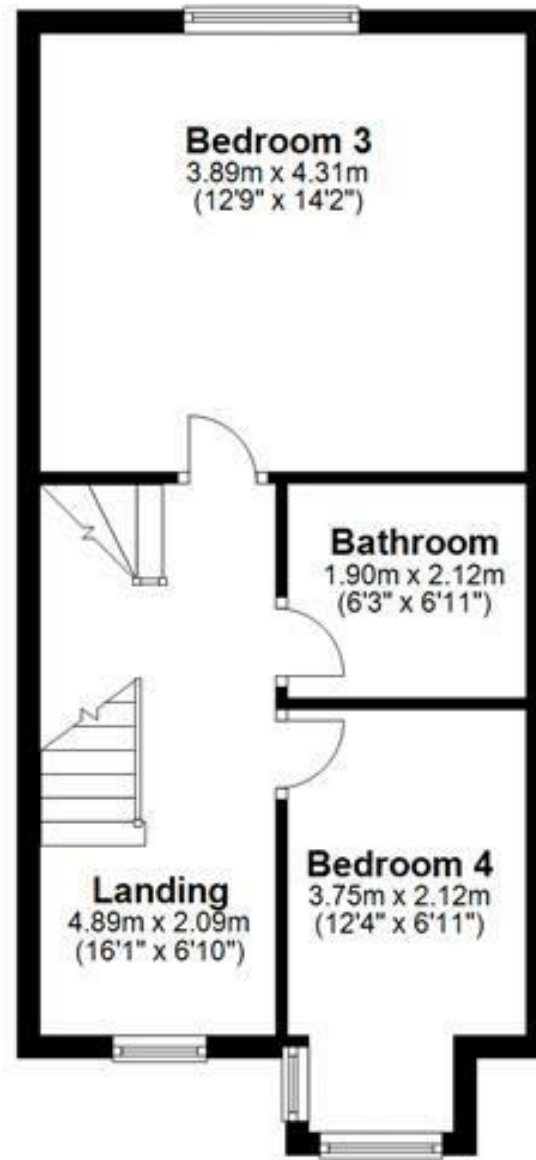


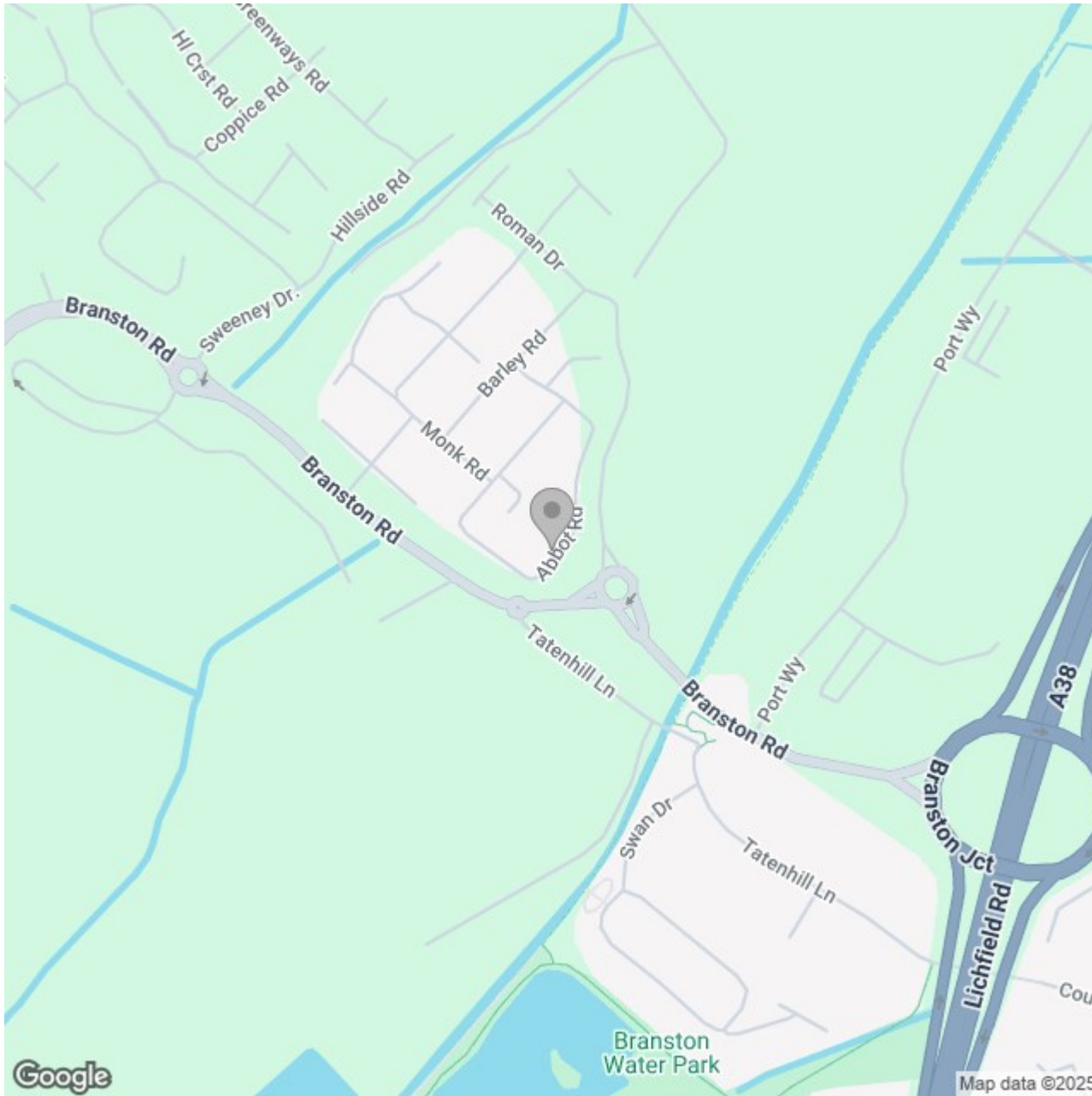
Ground Floor



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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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 	