







\*\*\*\*\* DOUBLE GARAGE \*\*\*\*\*A  
 beautifully appointed three bedroom  
 home situated on a spacious plot with  
 vehicular access to the rear. The  
 property benefits from having a double  
 detached garage with electric roller  
 door, two reception rooms and three  
 well proportioned bedrooms.  
 Utility/cloakroom, family bathroom,  
 gardens.





### ENTRANCE HALL

With central heating radiator, stairs rising to the first floor and doors leading off to:

### DINING ROOM

With central heating radiator, double glazed UPVC window to the front elevation and an opening leading through to:

### LIVING ROOM

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

### WC CLOAKS / UTILITY ROOM

With a low level WC, half panelling to wall space for washing machine, roll top preparation work-surface with a single bowl stainless steel sink with mixer tap and tiled splashback and a double glazed UPVC window to the side elevation with opaque glass.

### KITCHEN

With a selection of matching wall and base units, having a selection of drawers integrated oven with four ring hob splash-back with over hob extractor, single bowl sink with mixer tap and drainer, space for dishwasher, central heating radiator, double glazed windows to the rear elevation and a double glazed UPVC door with opaque glass leading through to the garden room.

### GARDEN ROOM

With windows to the rear elevation and a hardwood door leading out onto the patio.

### FIRST FLOOR LANDING

With a double glazed UPVC window to the front elevation, loft hatch with pulldown ladder, doors leading off to:



### BEDROOM TWO

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

### MASTER BEDROOM

With a selection of built-in wardrobes, central heating radiator and a double glazed UPVC window to the rear elevation.

### BEDROOM THREE

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











### FAMILY BATHROOM

With a three-piece suite comprising low-level WC, wash hand basin with vanity unit below and mixer tap, bath with mixer tap over and handset, heated ladder towel rail, tiled flooring and tiled walls and a double glazed UPVC windows to the side elevation with opaque glass.

### OUTSIDE

The outside of the property to the front elevation has a fore garden enclosed via a brick wall with a wrought iron pedestrian gate. From the front of the property a side passageway leads to the rear garden, with vehicular access at the end of the row. The rear elevation has a large block paved driveway that leads to the double garage. Beyond the double garage is a large laid to lawn garden that's accessed via a paved pathway.













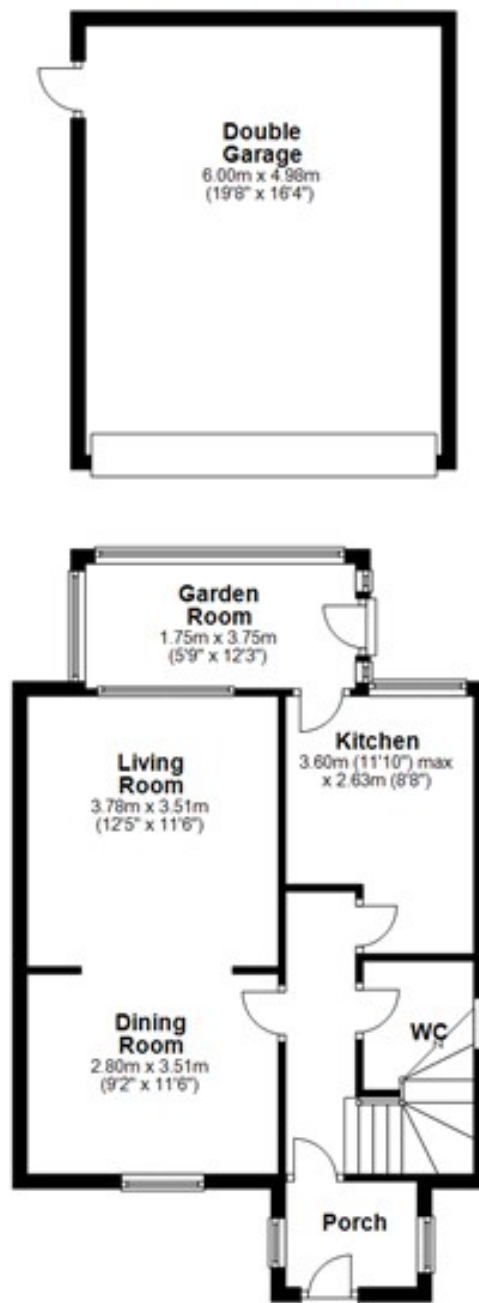






## Ground Floor

Approx. 81.4 sq. metres (876.1 sq. feet)

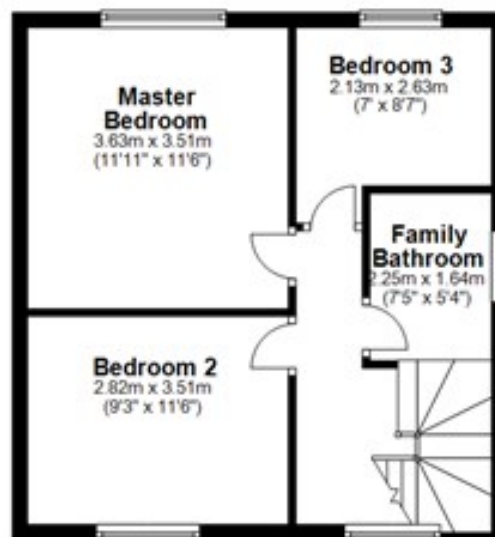


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Ulloa-Ketter-Ashbourne  
Plan produced using PlanUp.

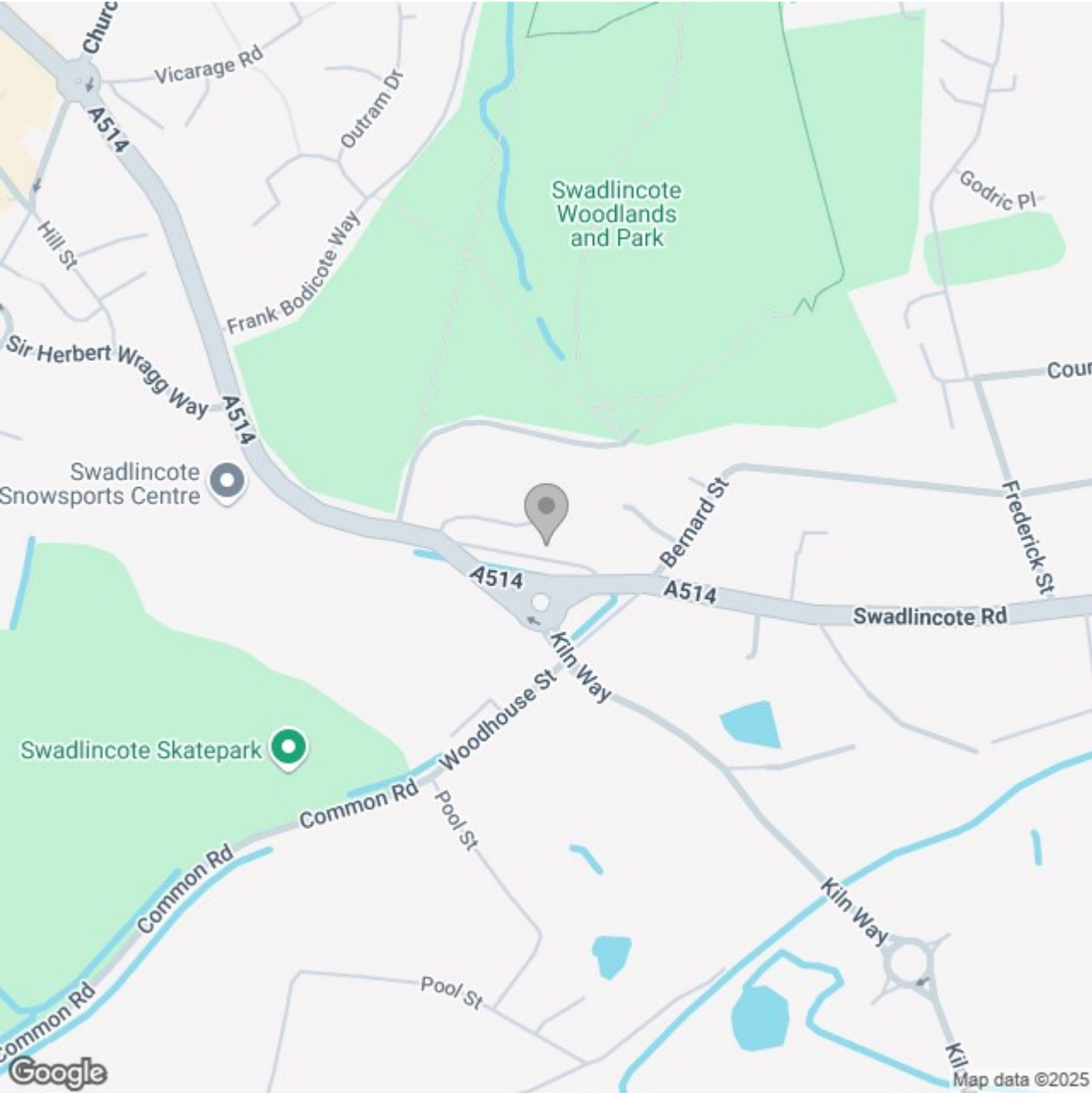


### First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)







### Energy Efficiency Rating

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

England & Wales

EU Directive 2002/91/EC