https://www.ghodamidlands.co.uk/

ABODE are excited to offer this immaculately presented four bedroom family home. With only two of it's type on the development the property has elevated views of Eureka Park and within easy walking distance to Swadlincote Town Centre. In brief the gas centrally heated and double glazed accommodation comprises entrance hallway, study, dining room, cloakroom/wc, lounge, fitted kitchen and utility room. To the first floor there are four bedrooms with master and second bedroom having fitted wardrobes, ensuite to master and family bathroom. Outside the home has double tandem driveway leading to the detached single garage and enclosed rear garden. Call ABODE on 01283 845888 to view the property.

ENTRANCE HALL
With tiled flooring, radiator and doors leading off to:-

STUDY
8'11" x 7'0"
With UPVC double glazed windows to the front and side elevation, radiator and useful under stairs storage.

DINING ROOM
9'3" x 9'4"
With UPVC double glazed window to the front elevation and radiator.

WC
Fitted with a low level WC, pedestal wash hand basin, tiled flooring and radiator.

LOUNGE
10'7" x 15'4"
With UPVC double glazed bay window to the side elevation, French doors leading to the rear garden and radiator.

FITTED KITCHEN
11'6" x 10'2"
With UPVC double glazed window to the rear elevation, fitted with a range of eye and base level units and drawers, one and half bowl stainless steel sink and drainer built into a preparation work surface, integrated fridge, dishwasher, five ring gas hob, double oven and extractor fan, tiled flooring and radiator.

UTILITY ROOM
6'3" x 5'6"
With UPVC double glazed door to the side elevation, radiator, work surface space, plumbing and appliance space for a washing machine and wall mounted concealed boiler.

FIRST FLOOR LANDING
With access to loft space, airing cupboard and radiator and doors leading off to:-

MASTER BEDROOM
10'3" x 9'8"

With UPVC double glazed window to the rear elevation, built in triple wardrobes with sliding doors and radiator.

ENSUITE
6'10" x 3'10"

Fitted with a low level wc, pedestal wash hand basin, double shower, tiled flooring, radiator and UPVC double glazed window to the rear elevation.

BEDROOM TWO
12'4" x 7'11"

With UPVC double glazed window to the side elevation, built in double wardrobe with sliding doors and radiator.

BEDROOM THREE
12'10" x 7'4"

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

BEDROOM FOUR
9'7" x 6'11"

With UPVC double glazed window to the front and side elevation and radiator.

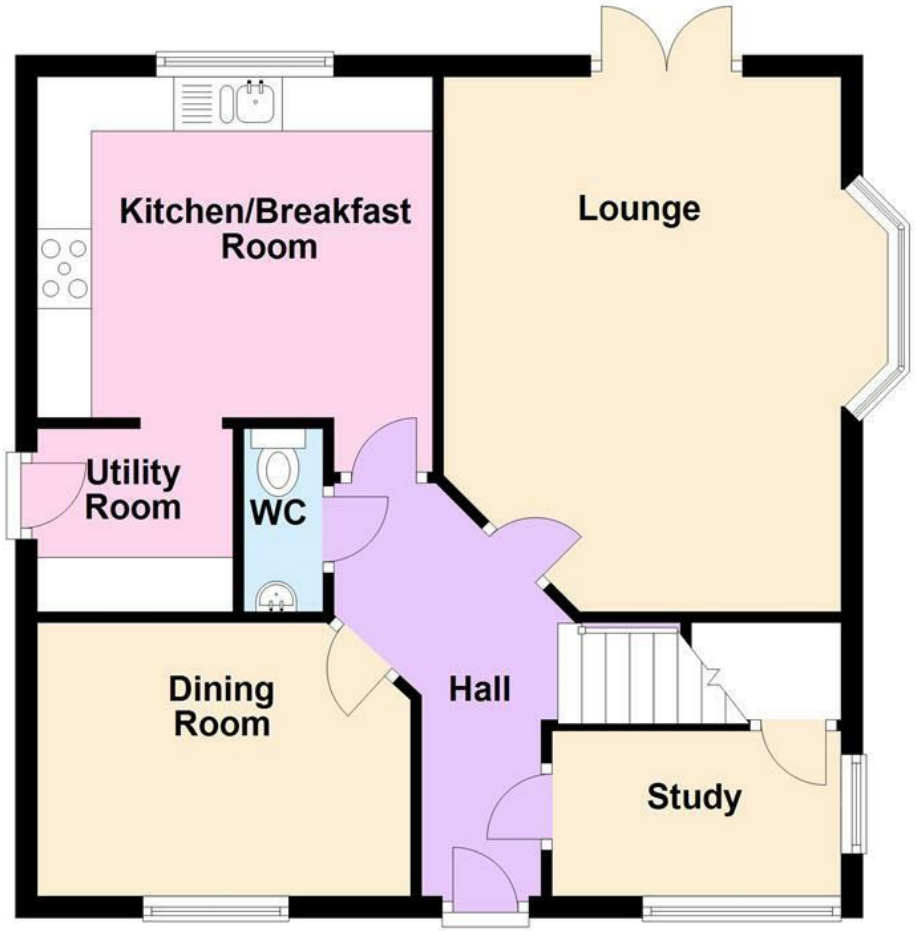
FAMILY BATHROOM
6'4" x 6'3"

Fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin, panelled bath with shower over, shower screen and UPVC double glazed window to the side elevation.

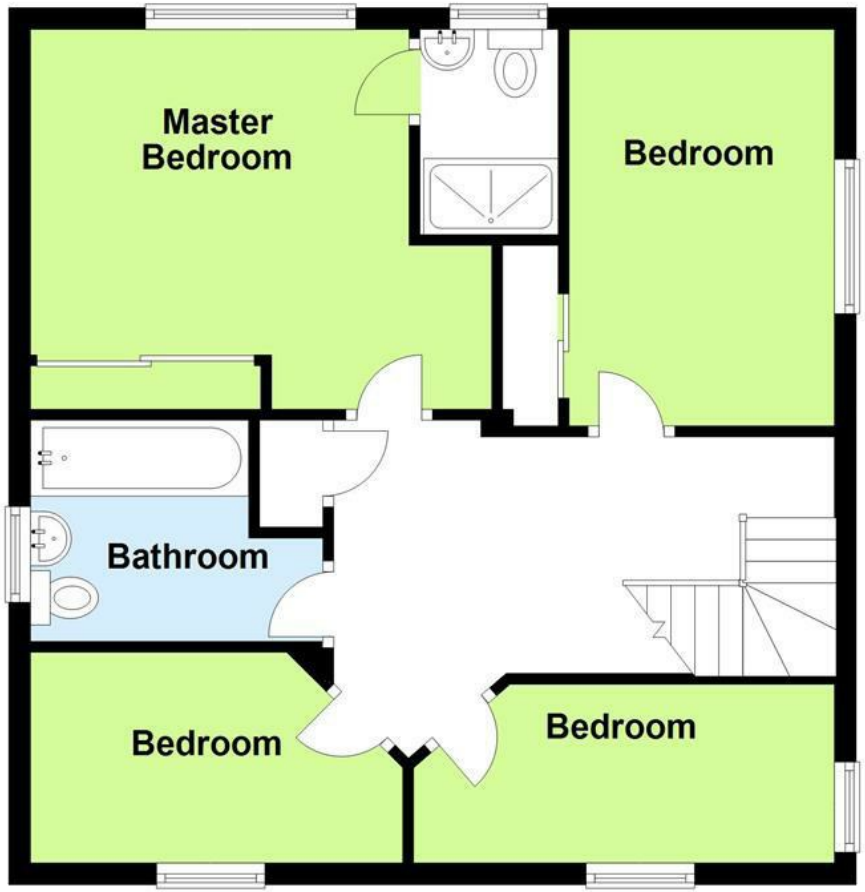
OUTSIDE

The property has a tandem double length driveway leading to a single detached garage with electric up and over door to front, power and lighting. The enclosed rear garden mainly laid to lawn with walled and timber fenced boundaries, sun patio area and raised railway sleeper bed and borders.

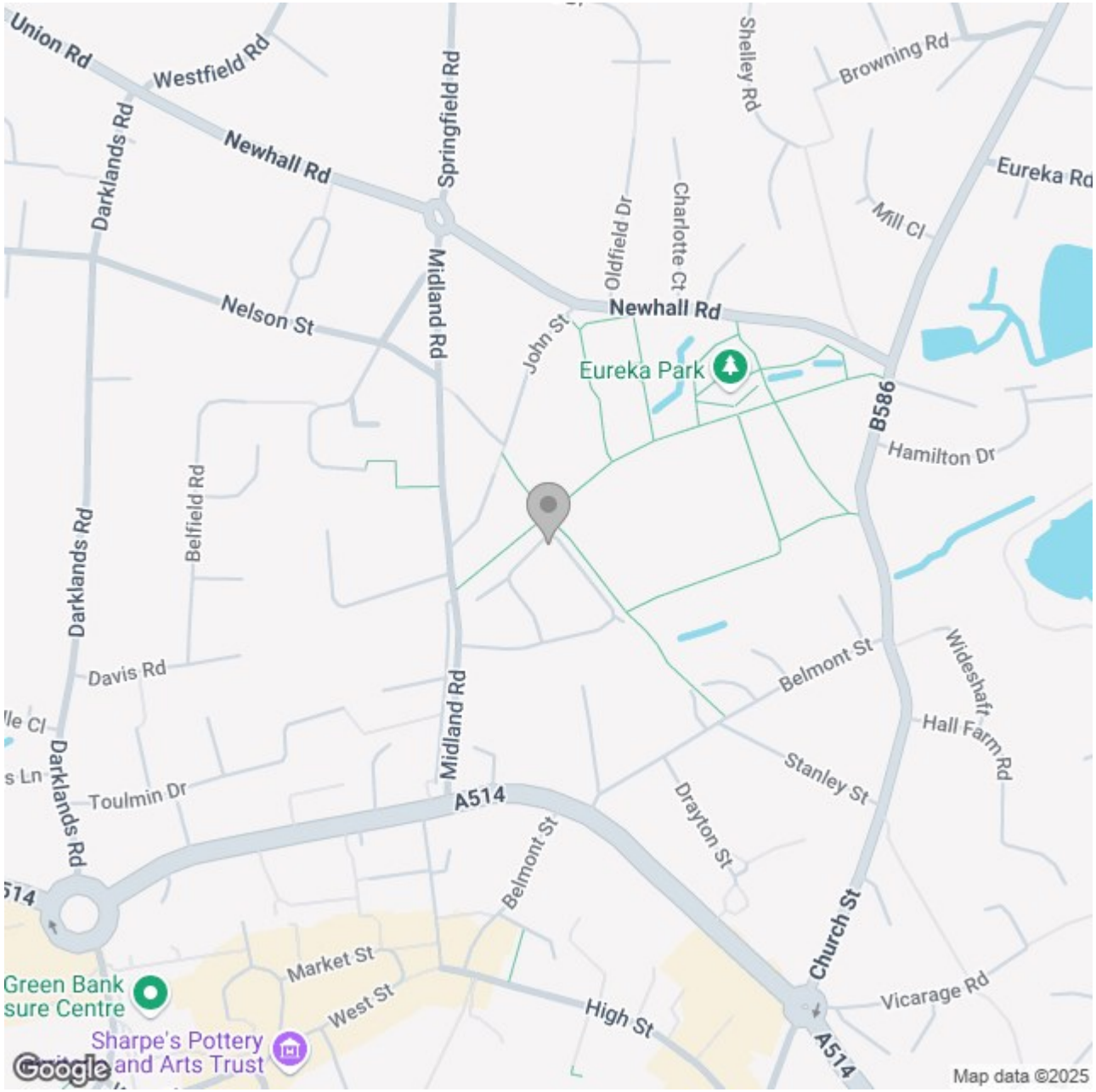
Ground Floor



First 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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