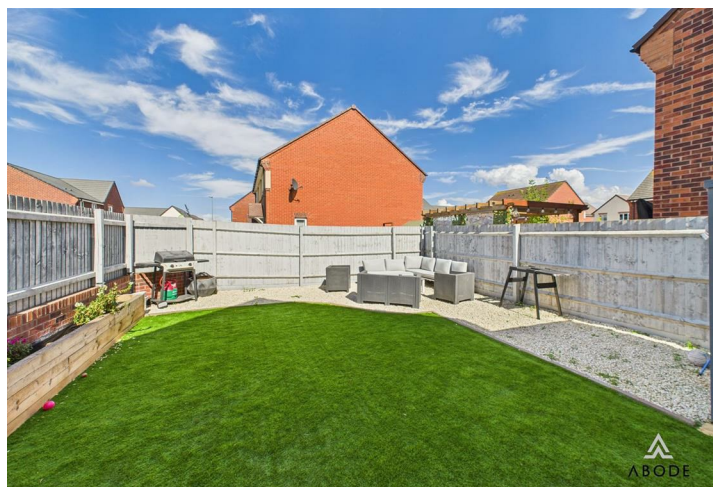






This well-presented three bedroom detached family home is set within easy reach of excellent commuter links and local schools. The property offers three bedrooms, including a master with en-suite shower room, a spacious kitchen diner, a family bathroom, and a ground floor guest WC. Outside, there is off-street parking and an enclosed rear garden with a patio seating area. The home also benefits from gas central heating and double-glazed windows throughout.



Accommodation

Ground Floor

The accommodation opens into an entrance hallway giving access to the lounge, kitchen diner, and cloakroom. The lounge is a bright and spacious reception room with a window to the front and French doors opening onto the rear garden. The kitchen diner is fitted with a modern selection of wall and base units with integrated oven, hob, extractor, and fridge/freezer, along with ample space for a dining table and three windows allowing natural light to flood the room. Completing the ground floor is the guest WC, fitted with a wash hand basin and low-level WC.

First Floor

The master bedroom is a well-proportioned double with two front-facing windows and a door leading to the en-suite shower room, which includes a shower cubicle, wash hand basin, and low-level WC. Two further bedrooms are also located on this floor, one of which is a double and the other a good-sized single. The family bathroom is fitted with a three-piece suite comprising a bath, wash hand basin, and low-level WC.

Outside

To the side of the property, a driveway provides off-street parking for two vehicles. The rear garden is enclosed by fencing, offering a lawn with a good-sized patio area, ideal for outdoor dining and entertaining.



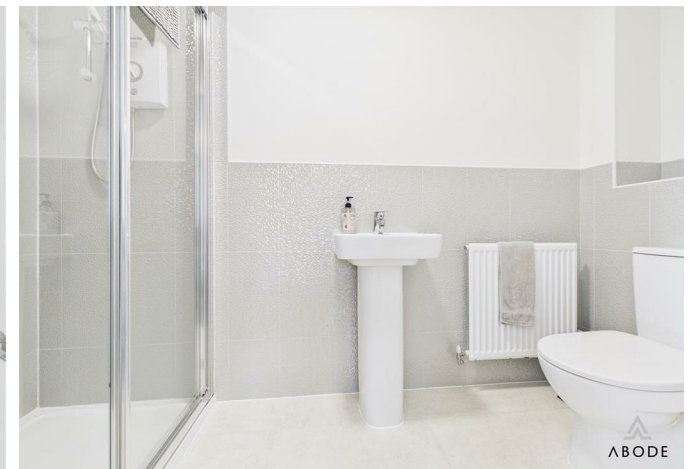
- Lounge – 3.02m x 5.10m
- Kitchen/Diner – 2.92m x 5.08m
- Bedroom One – 3.05m x 3.78m
- En-Suite – 3.05m x 1.17m
- Bedroom Two – 2.95m x 2.87m
- Bedroom Three – 2.95m x 2.16m
- Bathroom – 2.13m x 1.70m



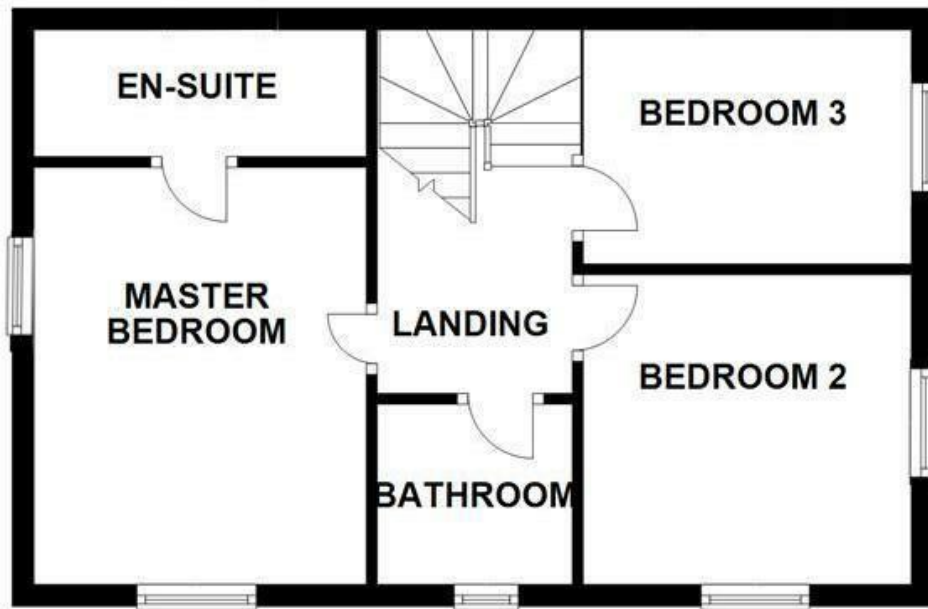




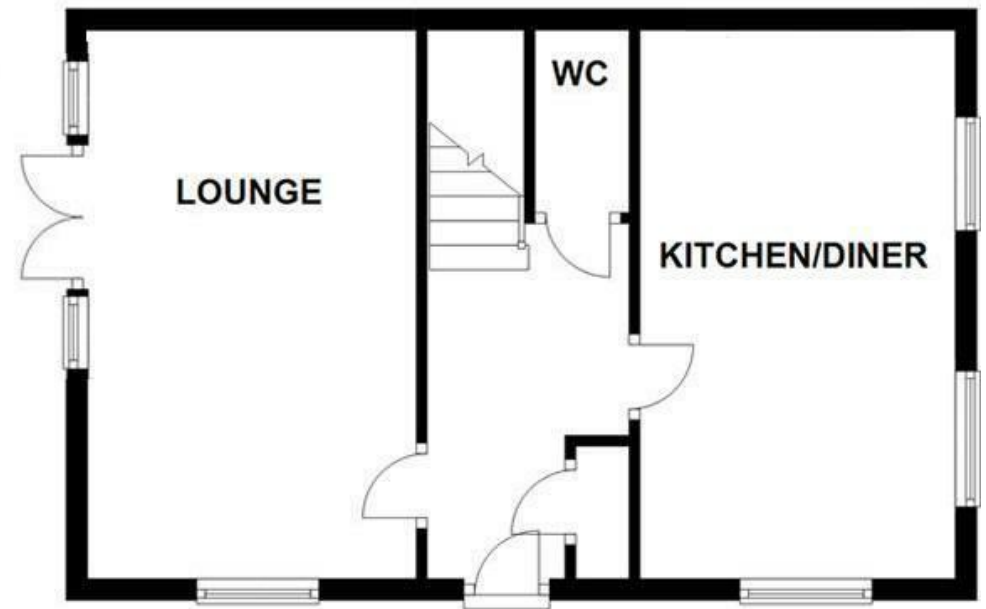




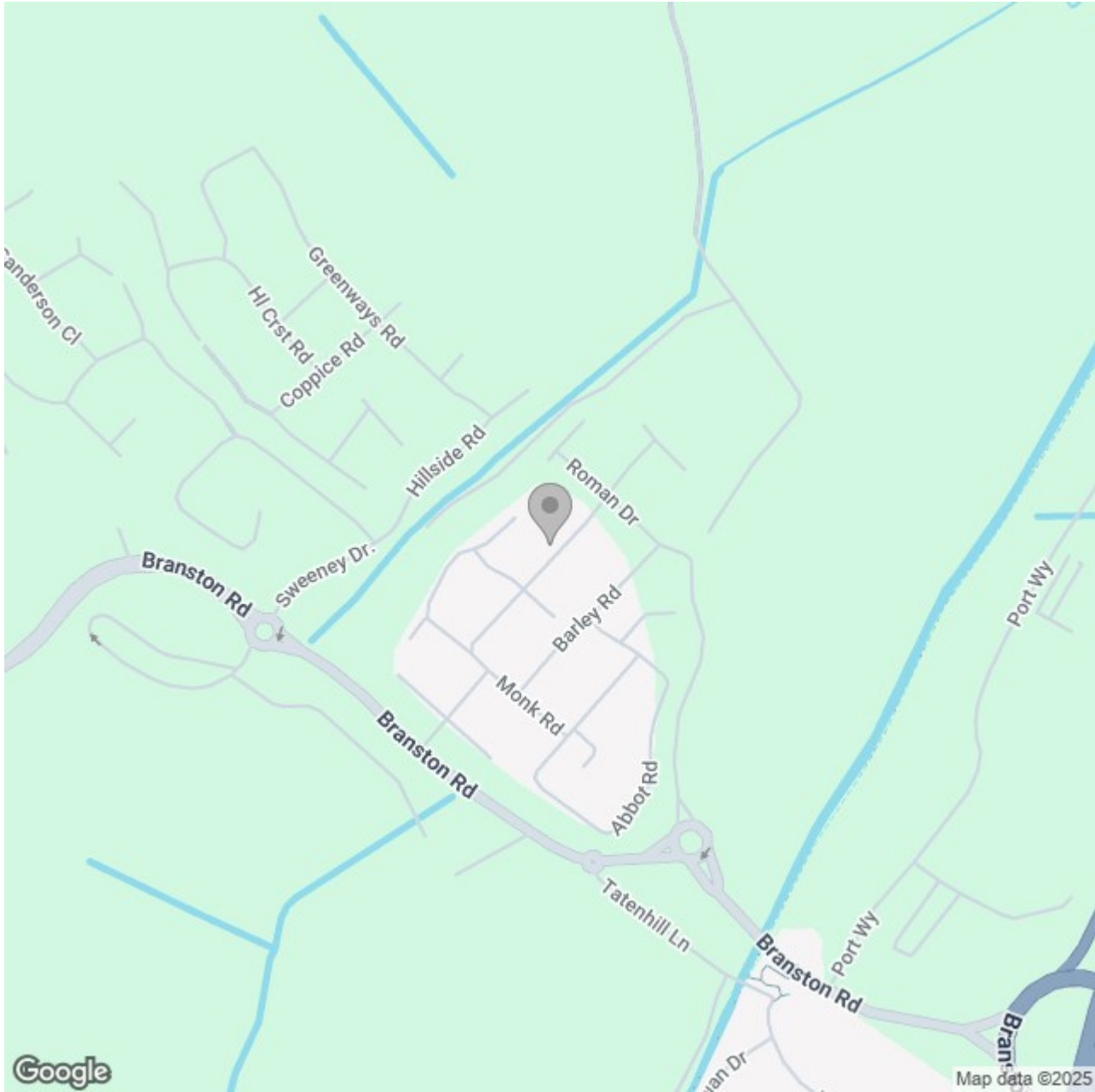
FIRST FLOOR



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.



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