





A traditional double-bay fronted detached family home set in an elevated position, well back from the road. The property offers spacious accommodation including a lounge with a feature fireplace, separate dining room, modern fitted kitchen with built-in appliances, utility room, guest cloakroom, and a snug with French doors opening onto the rear garden. The first floor comprises two generous double bedrooms, a single bedroom, and a modern bathroom finished in a traditional style. Outside, there is rear vehicle access leading to a double-gated driveway providing ample off-road parking, along with well-maintained and established gardens.



Accommodation

Ground Floor

A front entrance door opens into the living room, which features a bay window to the front elevation, exposed wood flooring, and a focal point fireplace with a log-burning stove set within a wood surround. The room also includes built-in bookcases with cupboards beneath and a radiator. A door leads through to the sitting room, which has a feature cast iron open fireplace with an Adam-style surround, bay window to the front elevation, decorative coving, a ceiling rose, and a radiator.

The modern refitted kitchen is fitted with a one-and-a-half bowl sink with mixer tap set into preparation work surfaces, with a range of matching base and wall units. There is an integrated double oven, five-ring gas hob with chimney-style extractor hood, integrated dishwasher, and complementary tiling to the walls. A window overlooks the rear garden, and there is a useful built-in under-stairs storage area with a door leading through to the utility room.

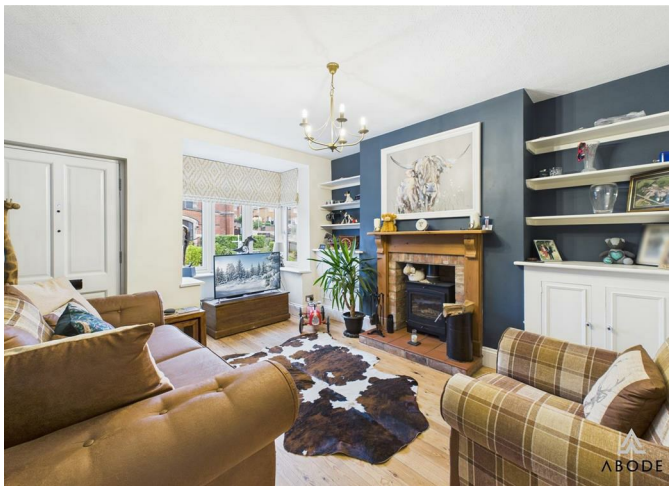
The utility room provides space for a freestanding fridge freezer, plumbing and appliance space for a washing machine and tumble dryer, and a window to the side elevation. There is an internal door leading to the guest cloakroom, which is fitted with a low-level WC, hand wash basin, and a window to the rear elevation. Completing the ground floor is the dining room, which includes a radiator, a useful under-stairs storage cupboard, and French patio doors opening onto the rear garden.



First Floor

The landing has a window to the rear elevation and doors leading to all bedrooms and the family bathroom. The master bedroom features a window to the front elevation, exposed beams to the ceiling, a traditional cast iron fireplace, and a radiator. The second bedroom also has a window to the front elevation, exposed beams to the ceiling, a loft hatch with built-in ladder, and a radiator. Bedroom three has a window to the rear elevation and a







radiator.

The family bathroom is finished in a traditional style, incorporating a low-level WC, hand wash basin with mixer tap and storage cupboard below, panelled bath, and a walk-in shower enclosure. There is also an upright heated towel radiator and a window to the rear elevation.

Outside

The property is set back from the road in an elevated position, with steps leading to the front entrance and a lawned front garden. Side gated access leads to the rear garden. To the rear, there is vehicle access via Ferry Street leading to double gates that open onto an extensive off-road parking area suitable for multiple vehicles. The rear garden is mainly laid to lawn, featuring a block-paved patio area, a brick-built outbuilding/storage, and fenced boundaries.



Measurements

- Living Room: 12'0" x 11'8" (3.66m x 3.56m)
- Sitting Room: 12'0" x 10'5" (3.66m x 3.18m)
- Kitchen: 11'10" x 8'0" (3.63m x 2.44m)
- Utility Room: 12'7" x 5'1" (3.86m x 1.57m)
- Dining Room: 7'10" x 7'6" (2.39m x 2.29m)
- Master Bedroom: 11'10" x 11'10" (3.63m x 3.63m)
- Bedroom Two: 11'10" x 10'5" (3.63m x 3.18m)
- Bedroom Three: 8'0" x 7'8" (2.44m x 2.34m)
- Family Bathroom: 8'0" x 8'7" (2.44m x 2.62m)

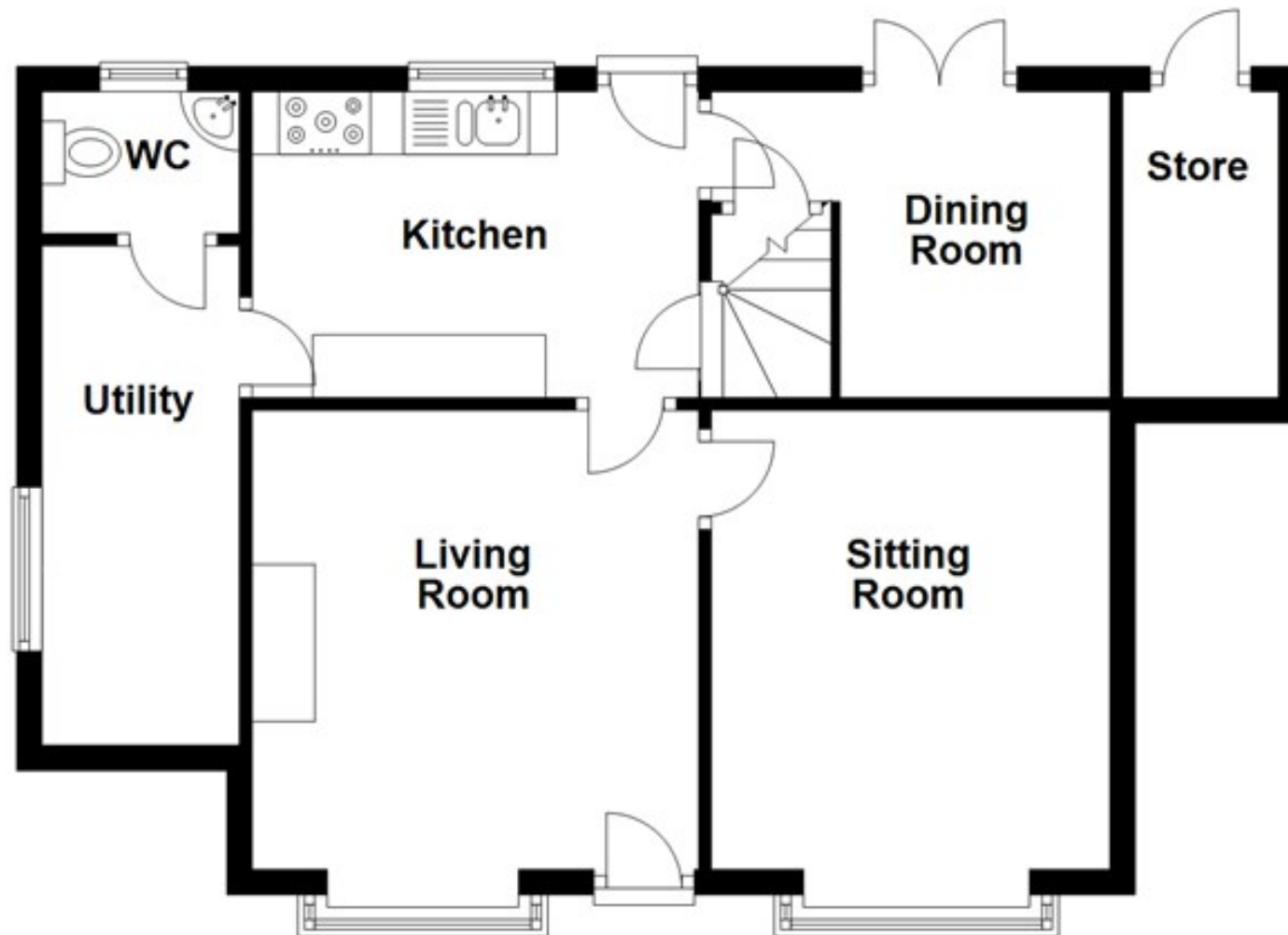






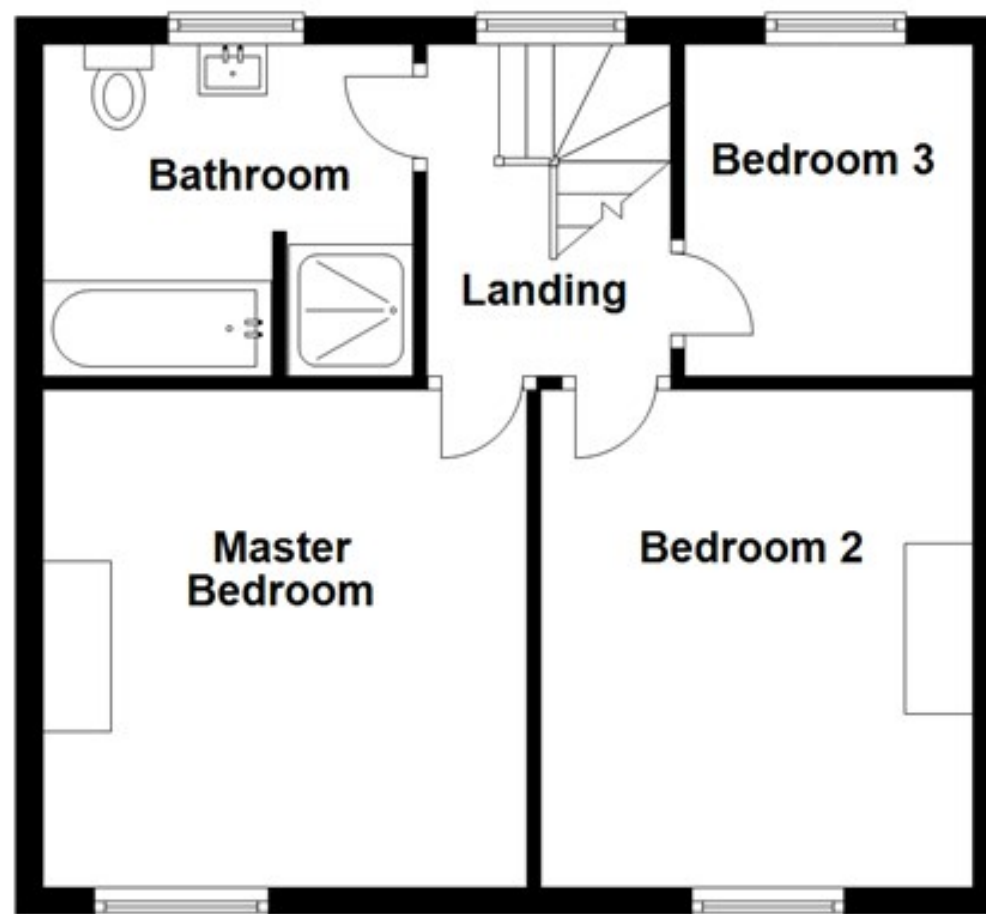


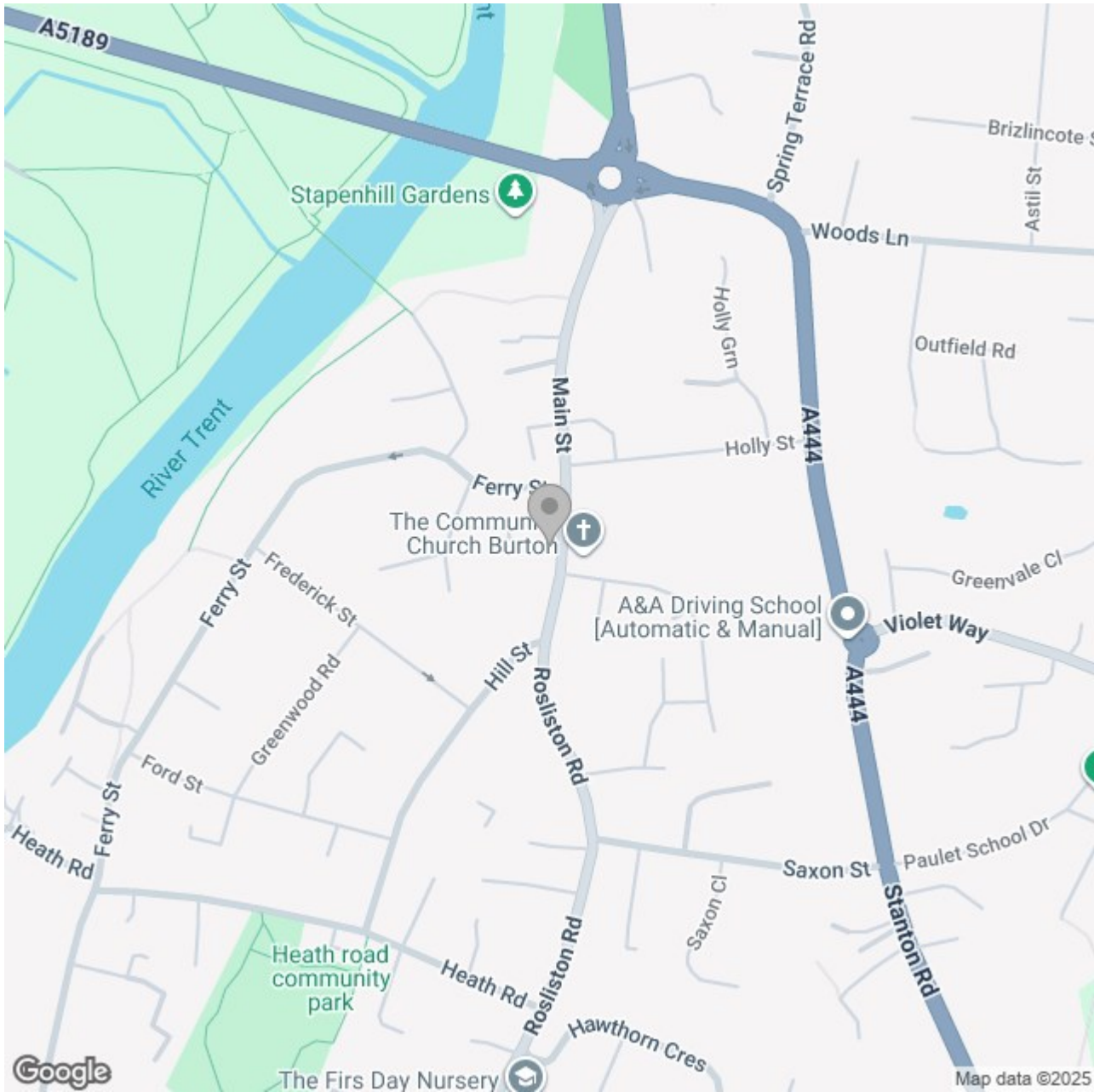
Ground Floor



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		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC