

FOR SALE



The Ridgeway , Burbage

A fabulous opportunity to purchase a refurbished three bedroom semi detached house in the popular village of Burbage. The property comprises of lounge dining room, refitted kitchen with integrated appliances, downstairs wc. To the first floor there are three bedrooms, refitted family bathroom. Outside there is a slate front garden and to there is a landscaped rear garden, garage and off road parking. **VIEWING IS HIGHLY RECOMMENDED TO SEE WHAT THIS PROPERTY HAS TO OFFER. CALL MARTIN AND CO 01455 636349.**

£264,950


MARTIN & CO



ENTER VIA COMPOSITE DOOR LEADING TO

The Ridgeway , Burbage

- THREE BEDROOMS
- LOUNGE/DINING ROOM
- REFITTED KITCHEN AND BATHROOM
- REWIRED
- OAK DOORS
- GARAGE AND OFF ROAD PARKING
- INNOVATIVE STORAGE TO MAXIMISE SPACE
- LANDSCAPED FRONT AND REAR GARDENS

HALLWAY With radiator, oak flooring, two innovative cupboards, stairs to first floor, oak door to

LOUNGE DINING ROOM 20' 10" x 14' 11" (6.35m x 4.55m) With two double glazed windows to front, feature stone fireplace with electric fire, two contemporary radiators, double glazed door to rear, oak door to

REFITTED KITCHEN 10' 1" x 8' 5" (3.07m x 2.57m) An excellent range of wall, drawers and base units with work surfaces over and tiling to splash backs, integrated fridge freezer, integrated washing machine, integrated dishwasher, single drainer sink unit with mixer tap, double glazed window to rear, double glazed door to rear, five ring gas hob with extractor hood over built in oven, oak wood flooring, contemporary radiator, door to

WC With enclosed wc, vanity sink unit, radiator, innovative storage cupboards, oak flooring.

FIRST FLOORING LANDING With double glazed window to side, access to loft which is fully boarded, oak doors to

BEDROOM ONE 10' 11" x 10' 9" (3.33m x 3.28m) With double glazed windows to front, radiator.

BEDROOM TWO 10' 10" x 9' 7" (3.3m x 2.92m) With double glazed window to rear, radiator, a range of fitted wardrobes.

BEDROOM THREE 7' 11" x 7' 7" (2.41m x 2.31m) With double glazed window to front, radiator, innovative storage.





REFITTED BATHROOM With three piece suite comprising of enclosed wc, vanity sink unit, panelled bath with shower over and glass shower screen, tiled walls, contemporary flooring, heated towel rail, opaque double glazed window to rear.

OUTSIDE

TO THE FRONT OF THE PROPERTY There is a large slated garden with various plants, lawn and various plants to the side, steps leading down to the front door.

LANSCAPED REAR GARDEN With slabbed edging and inset lawn with various plants and shrubs, raised decked area, raised lawn area, secluded storage area, pedestrian side door leading to detached garage with power and lighting with up and over garage door. gated side access leads to off road parking for two cars.







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