



**4 Bedroom Detached located in
Burbage.**

£475,000

UP Estates



FULL DESCRIPTION

GENERAL DESCRIPTION

****NEARLY NEW - EXECUTIVE DETACHED - SUPERB OPEN LIVING KITCHEN/DINER - SOGHT AFTER VILLIAGE LOCATION**** Here is a fantastic opportunity to acquire this very well presented Redrow built home, which has a host of features throughout including high ceilings, four double bedrooms and an impressive, spacious formal lounge. In brief the property comprises: Entrance Hall, Formal Lounge, Open Living Kitchen/Diner, Utility Room and WC to the Ground Floor. There is a Landing, Four Double Bedrooms (One En-Suite) and Bathroom to the First Floor. Externally there are gardens to all aspects, rear landscaped garden and garage and driveway parking.

ENTRANCE HALL

Entrance Hall having access to Kitchen/ Living Room, Lounge and W/C. stairs ascend to the first floor and a storage cupboard can be accessed.

KITCHEN LIVING ROOM

11' 6" x 25' 5" (3.51m x 7.77m)

Excellently presented and modern Kitchen Living Room. The Kitchen area Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless-steel sink with drainer and mixer tap, space and plumbing for multiple integrated appliances. Additionally, having fully tiled splashback throughout and laminate hardwood flooring. The Living area benefits from French doors leading to the Garden and double-glazed window to the rear aspect. Additionally, a door leads to Utility Room.

LOUNGE

11' 6" x 20' 11" (3.53m x 6.40m)

Good-sized, well-presented Lounge, having double glazed windows to multiple aspects and benefitting from central heated radiators.

CLOAKROOM

Benefiting from a low level w/c, wash hand basin and central heated radiator.

UTILITY ROOM

5' 8" x 6' 5" (1.75m x 1.98m)

Having wall and base mounted units, with stainless steel sink with drainer and mixer tap, space and plumbing for washing



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EPC

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£475,000

- Executive Detached Home
- Quiet End of Cul de Sac Position
- Four Double Bedrooms (One En-Suite)
- Stunning Open Living Kitchen/Diner
- Spacious Formal Lounge
- Garage & Three Car Driveway
- High Ceilings & High Spec Finish
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machine and additional appliances. Having laminate hardwood flooring and access via a door to the rear of the property.

LANDING

Having access to the Bedrooms and Bathroom and stairs ascending from the ground floor.

BEDROOM ONE

11' 6" x 11' 10" (3.53m x 3.63m)

Good sized Double Bedroom having double glazed window looking to the side aspect and access to En Suite Bathroom.



EN SUITE

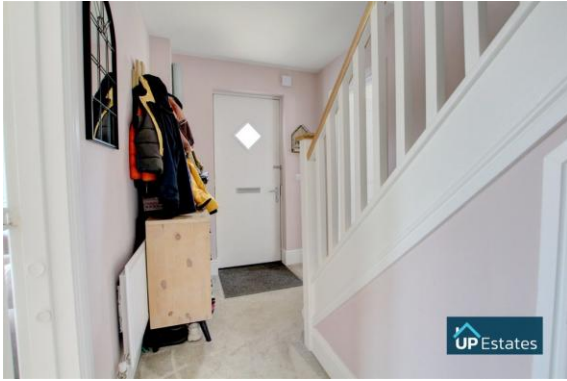
4' 5" x 7' 10" (1.37m x 2.39m)

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and opaque double glazed window.

BEDROOM TWO

11' 6" x 11' 6" (3.51m x 3.51 m)

Double Bedroom having double glazed window to the front aspect and central heated radiator.



BEDROOM THREE

9' 1" x 11' 10" (2.79m x 3.63m)

Double Bedroom having double glazed window to multiple aspects and central heated radiator.

BEDROOM FOUR

8' 7" x 11' 5" (2.64 m x 3.48m)

Having double glazed window to the side aspect and central heated radiator.

BATHROOM

5' 6" x 6' 7" (1.68m x 2.01m)

Modern and well-presented Family Bathroom being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.



GARDEN

Having initial patio area followed by turf. Being walled to two sides with fence at the end of the Garden and benefitting from decked seating area.

GARAGE

9' 4" x 18' 9" (2.87m x 5.74 m)

Single Garage having up and over door.

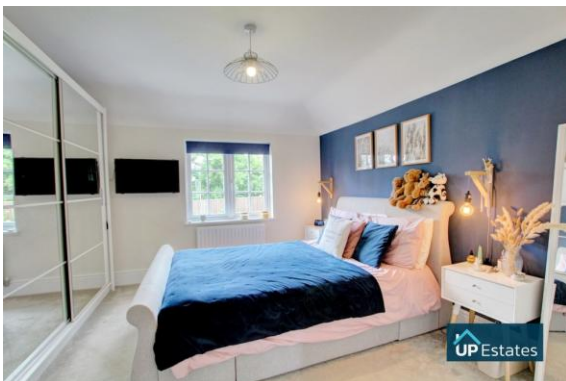
DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the



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Flanders Close Burbage LE10 2FN

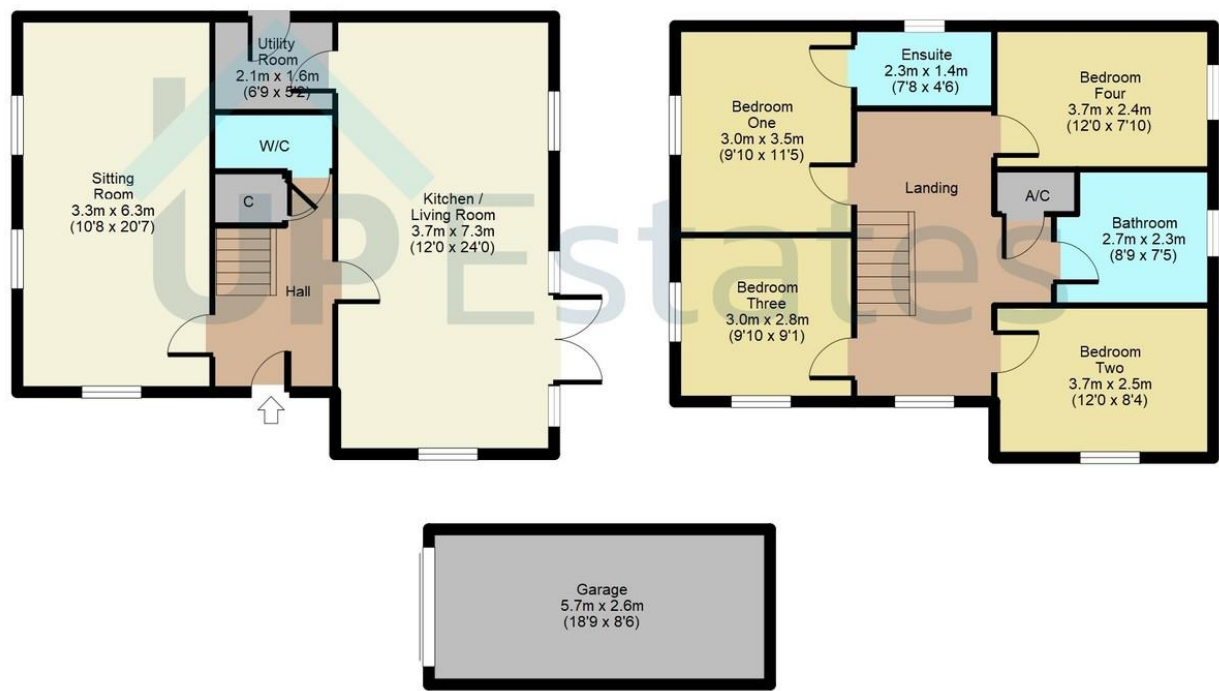


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FLOORPLAN

For illustrative purposes only. Measurements are approximate and not to scale.
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135 sq. m / 1457 sq. ft



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