



MISREPRESENTATION ACT 1967.

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EARLY VIEWING IS A MUST!. A very well presented and thoughtfully EXTENDED semi-detached property situated within the popular area of Burbage. Offering accommodation set OVER THREE FLOORS including a stunning OPEN PLAN KITCHEN/DINING/SITTING ROOM with bi-folding doors leading to the garden, hallway, WC, lounge, FOUR BEDROOMS and spacious family bathroom. Externally there is driveway parking together with a DETACHED GARAGE and good sized rear garden with OPEN ASPECT TO THE REAR.

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**ENTRANCE HALLWAY**

14'6 x 6'1 plus door recess (4.42m x 1.85m plus door recess)  
Double glazed entrance door, frosted double glazed window, radiator, under stairs cupboard, stairs to first floor.

**DOWNSTAIRS WC**

Low level WC, wash hand basin, tiled flooring, frosted double glazed window.

**LOUNGE**

13'0 x 12'2 into bay (3.96m x 3.71m into bay)  
Double glazed bay window, fireplace with wooden surround, cast iron fire with tiled inserts and marble effect hearth, picture rail, radiator.



**STUNNING OPEN PLAN KITCHEN/DINING/SITTING ROOM**

Likely to be 'the hub of the house' with seating, dining and kitchen area including breakfast bar and bi-folding doors opening onto the garden.

**FITTED KITCHEN**

13'1 x 8'5 (3.99m x 2.57m)  
Fitted with wall and base mounted units with granite work surfaces over and matching returns, breakfast bar area, single drainer sink unit with mixer tap, fitted double oven with five ring gas hob and extractor above, fitted dishwasher, fitted fridge/freezer, fitted washing machine and tumble dryer, double glazed window, cupboard housing central heating boiler, double glazed Velux style window, under floor heating and wood effect flooring.



**DINING AREA**

9'6 x 8'11 (2.90m x 2.72m)  
Double glazed bi-folding doors opening onto garden, two double glazed Velux style windows, under floor heating, wood effect flooring.



**SITTING ROOM**

12'2 x 10'11 (3.71m x 3.33m)  
Cast iron stove with open brick surround and marble effect hearth, under floor heating, wood effect flooring.



**FIRST FLOOR LANDING**

Double glazed window, door with stairs leading to master bedroom.

**BEDROOM TWO**

12'4 x 11'3 (3.76m x 3.43m)  
Double glazed window with open views to the rear, built in wardrobe, radiator.

**BEDROOM THREE**

11'2 x 10'7 into bay (3.40m x 3.23m into bay)  
Double glazed bay window, radiator.

**BEDROOM FOUR**

7'1 x 6'7 (2.16m x 2.01m)  
Double glazed window, radiator.

**SPACIOUS BATHROOM**

8'7 x 6'11 (2.62m x 2.11m)  
Panelled bath with centre tap, low level WC, vanity wash hand basin with cupboards beneath, corner shower cubicle with shower fittings over, frosted double glazed window, heated towel rail, tiled walls, wood effect flooring.



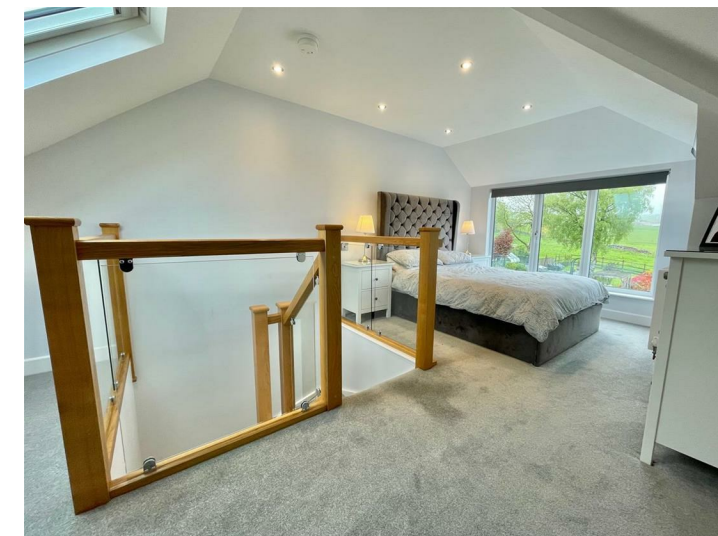
**SECOND FLOOR STAIRCASE**

Accessed from the first floor landing and leading to the master bedroom with glass panelled inserts.



**MASTER BEDROOM**

16'11 x 11'0 (5.16m x 3.35m)  
Double glazed window with open views to the rear, frosted double glazed window, double glazed Velux style window, eaves storage cupboards, radiator.



**EXTERNALLY**

To the front of the house there is ample driveway parking together with borders and gated access towards the rear.

The rear of the property offers access to the detached garage together with a patio leading to the main garden, laid to lawn with borders and secondary patio. Open aspect overlooking surround field to the rear.

