



MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

An Impressive Extended Semi-Detached Residence situated in the sought-after Burbage area. Presented to a high standard by its current owners, the property comprises; an inviting entrance hallway, a spacious living room, a generously proportioned open-plan kitchen-living space equipped with NEFF appliances and a vaulted ceiling, a dedicated home office/study, a convenient utility room, and a ground floor WC. To the first floor, you'll find four generously sized bedrooms, with the primary bedroom featuring its own En-Suite shower room, in addition to a family bathroom. Externally, the property offers a tarmac driveway at the front, providing ample off-road parking. Whilst to the rear, there's an enclosed SOUTH FACING garden with an Indian stone patio leading to a well-maintained lawn garden.

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HALLWAY

Timber door, timber-framed double-glazed window, radiator, under-stair storage cupboard, cellar hatch, and parquet wooden flooring.



LIVING ROOM

13'11 x 10'10 (4.24m x 3.30m)
UPVC double glazed window, gas fire and a radiator.



OPEN PLAN KITCHEN LIVING AREA

21'11 x 27'05 (maximum) (6.68m x 8.36m (maximum))
UPVC double-glazed window and double doors, fitted kitchen units with a quartz worktop, four-ring NEFF induction hob with an extractor fan, integral NEFF oven and hob, ceramic sink with a chrome mixer tap, integral fridge-freezer, integral dishwasher, built-in cupboard, radiators, vaulted ceiling with a Velux window, and parquet wooden flooring.



OFFICE

8'02 x 9'06 (2.49m x 2.90m)
UPVC double glazed windows, radiator and parquet wooden flooring.



UTILITY ROOM

7'02 x 5'08 (2.18m x 1.73m)
Timber door, fitted units, plumbing for a washing machine and parquet wooden flooring.

WC

WC with a push flush, wash basin with a chrome mixer tap, radiator, built in cupboard and parquet wooden flooring.

LANDING

Radiator and access to the fully boarded out loft space.

BEDROOM ONE

14'01 x 11 (4.29m x 3.35m)
UPVC double glazed window and a radiator.



ENSUITE

11'04 x 5'11 (3.45m x 1.80m)
UPVC double glazed window, walk in shower cubicle with a chrome shower fitment, WC with a push flush, wash basin with a chrome mixer tap, chrome ladder style radiator, part tiled walls and tiled flooring.

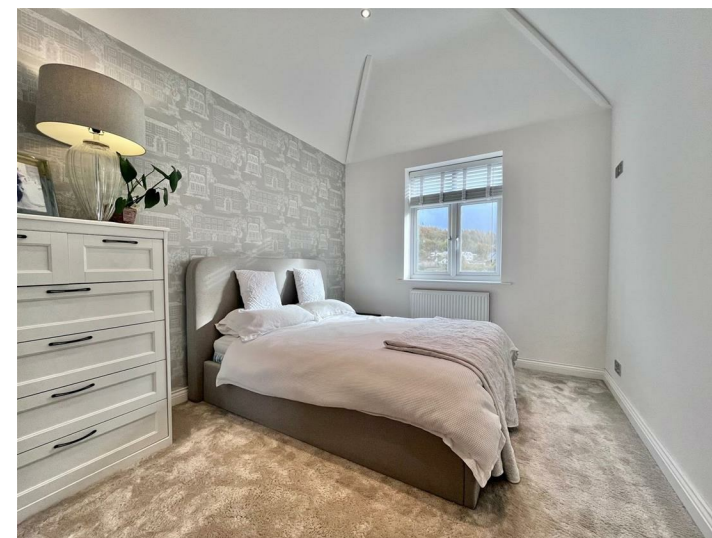


BEDROOM TWO

11'10 x 11 (3.61m x 3.35m)
UPVC double glazed window, built in wardrobes and a radiator.

BEDROOM THREE

11'02 x 9'06 (3.40m x 2.90m)
UPVC double glazed window, radiator and a vaulted ceiling.



BEDROOM FOUR

11'06 x 9'06 (maximum) (3.51m x 2.90m (maximum))
UPVC double glazed window, radiator and a vaulted ceiling with a velux window.



BATHROOM

6'09 x 5'10 (2.06m x 1.78m)
UPVC double glazed window, bath with a chrome shower fitment, WC with a push flush, pedestal wash basin with a chrome mixer tap, chrome ladder style radiator and part tiled walls.



EXTERIOR

To the front elevation is a tarmac driveway with ample off-road parking. To the rear is an enclosed garden with a patio seating area leading to a lawned garden.

