

Wilson Way

Burton-on-Trent, DE13 0TZ

John 
German





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£425,000

A fabulous modern home standing on an amazing garden plot, two driveways, a garage plus the benefit of planning permission to extend adding a further reception room, 5th bedroom and en suite.



Situated off a private driveway serving just a handful of properties is this fantastic family home located on this lovely modern development enjoying a choice position with a secluded plot. The amazing gardens wrap around the front, side and rear and the property is presented to a high standard throughout. It also has the significant benefit of planning permission for a two storey extension to add an additional reception room with a fifth bedroom and en suite shower room over.

Set behind a tarmac driveway providing ample off road parking alongside a lawned front garden with established borders. In addition there is a second block paved driveway giving even more parking, ideal for a family with multiple vehicles.

The front entrance door opens into a lovely reception hall with a staircase to the first floor. The beautifully presented lounge enjoys a dual aspect including a bay window to the front and also has a media wall with contemporary electric fire and provision for a wall mounted television.

Across the full width of the property is the superb open plan dining kitchen equipped with a range of base and eye level units with contrasting work surfaces over that extend into a breakfast bar plus contemporary metro tiled splash backs. Integral appliances include an eye level double oven, hob, extractor hood, dishwasher and fridge freezer. The good sized dining area has French doors out to the rear garden.

A useful utility room has additional appliance space and a side entrance door. Completing the ground floor is a guest's cloakroom with a dose coupled WC and wash basin.

On the first floor landing are two cupboards, one of which is an airing cupboard and the other houses the hot water cylinder. The master bedroom is generous in size with fitted wardrobes and its own ensuite with a corner shower cubicle, WC and wash basin with a cupboard unit below. The room features stylish wall tiling and gloss tiled floor.

The three further bedrooms share the well appointed and spacious family bathroom that has a bath with rainfall shower over, shower screen, wall hung wash basin and WC complemented by modern tiling.

The outstanding rear and side gardens have been lovingly maintained and enjoy a good degree of privacy. The immaculate shaped lawns are surrounded by display beds and borders plus various seating areas including a sun deck and a patio that extends into a pathway leading to an enclosed pergola in the corner of the garden, perfect for outdoor dining and entertaining.

Note: There is an estate management fee, currently £200 per annum.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: 2 driveways and integral garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09072024

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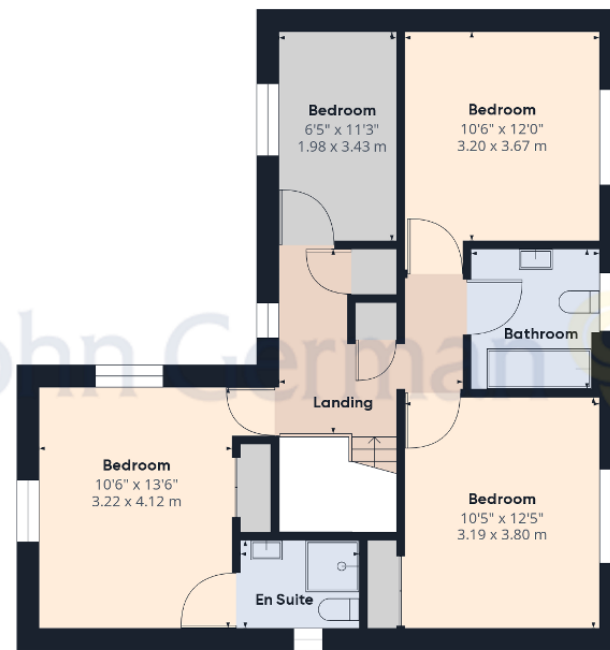


RELAX





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1656.35 ft²

153.88 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

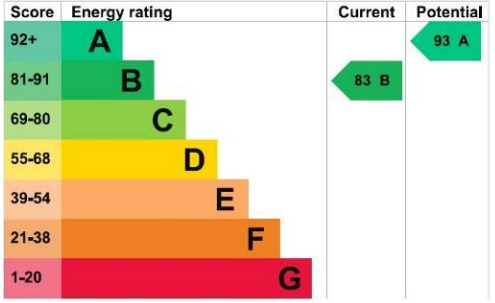
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