



HOPKINS & DAINTY

ESTATE AGENTS



Upton Drive, Burton-On-Trent, DE14 2FB

£255,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this very well presented and stylish, three bedroom detached family home with an enclosed garden and GARAGE. Set on this modern estate, built in 2016 by Persimmon Homes. The internal accommodation comprises: entrance hallway with a guest WC; spacious lounge with French doors opening onto the garden and an open plan kitchen/diner with an integral oven and hob. On the first floor, the landing provides access to three good sized bedrooms. The master having an en-suite shower room and there is a further family bathroom with a three piece suite. The property has gas central heating and double glazing and a pleasant enclosed rear garden. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door; with stairs rising to the first floor and a storage cupboard under.

Lounge 18'4" x 10'2" (5.60 x 3.10)



Spacious sitting room a radiator, double glazed front window and French doors opening onto the garden.

Kitchen/Diner 18'4" x 9'5" (5.60 x 2.88)



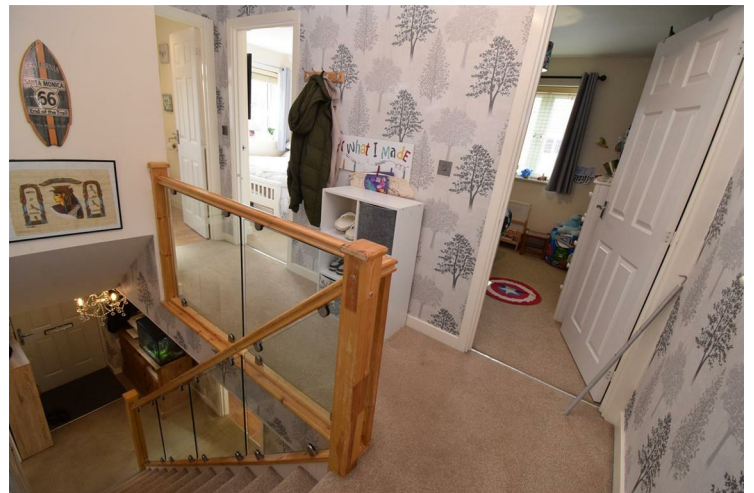
Contemporary kitchen fitted with a range of base and wall units and worktops with an inset sink and drainer. There is a built in electric oven, gas hob and hood, along with plumbing for a dishwasher and washing machine and space for a fridge/freezer. A radiator, double glazed front and side windows providing ample natural lighting and a double glazed rear door opening onto the driveway.

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator and double glazed rear window.

First Floor Landing



With a feature glass balustrade, radiator, double glazed rear window and access to the loft space (which is part

boarded with lighting and accessed via a pull down ladder). Built in over stairs storage cupboard and doors leading off.

Bedroom 2 10'7" x 8'4" (3.24 x 2.56)

Master Bedroom 18'4" x 10'4" >6'1" (5.61 x 3.15 >1.86)



Second double bedroom with double glazed front and side windows and a radiator.

Generous L-shaped master bedroom with a radiator, double glazed front window and door to:

Bedroom 3 9'1" x 7'6" (2.79 x 2.29)

En-Suite Shower Room 7'2" x 3'11" (2.20 x 1.20)



A good sized third bedroom, with a radiator and double glazed side window.

Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a heated towel rail, extractor vent and a double glazed side window.

Bathroom 7'2" x 6'1" (2.19 x 1.87)



Three piece suite comprising bath with a shower over, wash and basin and WC. Tiled splashbacks, a radiator,

extractor vent and a double glazed front window.

Rear Driveway



To the rear of the house, there is a driveway providing off road parking, access to the garage and rear garden.

Garage 19'8" x 9'10" max (6.00 x 3.00 max)

With an up and over door, roof storage space, electric light and power connected.

Garden



Enclosed low maintenance garden with a decked seating area and artificial grass lawn. Fence and wall boundary, outside tap, power point and access into the garage.

Please be informed that the Pergola style canopy over the decking is not included in the sale, but can be bought from the owner by separate negotiation.

Service Charge

We understand that this property is subject to an annual service charge in the region of £130.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds.

These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Ground Floor

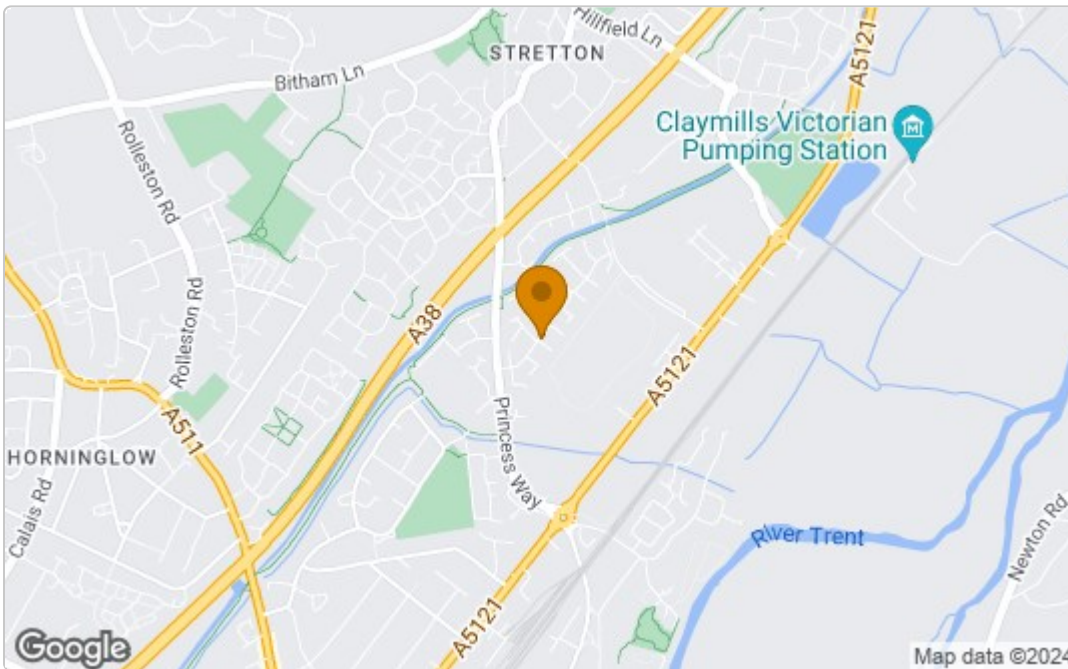


First Floor



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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales		Current	Potential

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.