



HOPKINS & DAINTY

ESTATE AGENTS



Clay Street, Burton-On-Trent, DE15 9BB

£825,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this individual and beautifully maintained, detached residence. Set away from the main road via a shared driveway, standing on an elevated plot with far reaching views. With the additional benefit of a fantastic grass paddock opposite, measuring approximately 0.4 of an acre; currently used for recreation and additional parking.

Offering spacious living accommodation throughout, with a 37' kitchen/diner, a large front lounge, two further reception rooms and a guest WC and utility room all on the ground floor. Once upstairs, the landing leads to three double bedrooms, a single fourth bedroom and the main family bathroom. The two principle bedrooms have En-Suite bath/shower room and the master bedroom also has a dressing area with fitted wardrobes. To the front of the property there are two parking areas, a double garage and an attractive landscaped garden. To the rear, there is a delightful enclosed lawn garden with patio seating areas, mature shrub borders and a lovely summer house. Located opposite the property is the aforementioned paddock.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days

The Accommodation

The accommodation is accessed by a welcoming entrance hallway with stairs rising to the first floor and a guest WC. There is a large front lounge which opens through to the impressive 37' kitchen/dining room, ideal for family time and entertaining; with French doors opening onto the rear garden and a utility room. The ground floor is completed with a home study which leads through to an additional games room or potential fifth bedroom.

On the first floor, the landing provides access to all four bedrooms, three of which are generous doubles and the master bedroom is complemented with a dressing area with fitted wardrobes and a stunning En-suite bathroom with a four piece suite. The second double bedroom also has an En-suite shower room and the remaining two bedrooms are served by the main family bathroom with a stylish three piece suite.

Entrance Hallway



Accessed via a double glazed entrance door with side panels. Having tiled flooring, a designer radiator and open stairs rising to the first floor. Doors leading off.

Lounge 15'8" x 13'9" (4.78 x 4.21)



With a large double glazed front window which floods the room with natural lighting. Designer radiator, coving to the ceiling with spotlights and opening to:

Open Kitchen/Dining Room 37'1" x 10'5">10'0" (11.32 x 3.20>3.07)



One of the features of this stunning home has to be the large kitchen/dining room, with two sets of French doors opening onto the rear garden. Offering a fantastic place for family time and entertaining.

The kitchen area is fitted with a range of units with concealed lighting and glazed display cabinets. The worktops have an inset sink and drainer with a mixer tap and there is also a built in electric oven, gas hob and hood, along a microwave and housing/ space for a fridge/freezer. Tiled flooring and splashbacks, coving to the ceiling with spotlights and double glazed side and rear windows.

The dining area also has tiled flooring, coving to the ceiling with spotlights, a designer radiator and further double glazed rear windows.

Study 11'5" x 10'4">7'4" (3.50 x 3.15>2.24)



Useful additional reception room, currently used as a study. With a radiator, coving to the ceiling, double glazed front/side windows and a glazed door with a side panel opening to:

Games/Sitting Room 16'4" x 9'3">7'9" (5.00 x 2.84>2.37)



Versatile additional reception room which could be used as a ground floor bedroom. With a radiator, double glazed front, side and rear windows and a loft storage space.

Utility Room

With a fitted Belfast sink, tiled flooring, heated towel, tiled splashbacks, coving to the ceiling and plumbing for a washing machine.

Guest WC



Two piece suite comprising WC and vanity wash hand basin. With tiled flooring, a radiator and double glazed front window.

First Floor Landing



With a decorative balustrade, double glazed front window, ceiling spotlights, access to the loft space and attractive wooden doors leading off.

Master Bedroom 12'6" x 11'5" (3.82 x 3.50)



Large master bedroom with a double glazed front window and fantastic views across the field. Radiator, ceiling spotlights and opening to:

Dressing Area 9'3" x 5'2" (+wardrobes) (2.82 x 1.59 (+wardrobes))



With fitted wardrobes along two walls and opening to:

En-Suite Bathroom 11'10" x 6'2" (3.62 x 1.90)



Luxury four piece En-suite. Comprising feature bath with a

mixer tap, separate shower, pedestal wash hand basin and WC. Tiled splashbacks and flooring, ceiling spotlights, a heated towel rail and double glazed rear window.

Bedroom 2 12'6">10'3" x 12'1" (3.82>3.14 x 3.69)



Generous second bedroom with a radiator, built in storage cupboard, double glazed rear window and opening to:

En-Suite Shower Room 7'2" x 2'8" (2.20 x 0.83)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks and flooring, a heated towel rail and spotlights.

Bedroom 3 12'1" x 9'10" (3.69 x 3.02)



Third double bedroom with a radiator and double glazed rear window.

Bedroom 4 10'5">6'3" x 9'0" (3.18>1.91 x 2.76)



Single fourth bedroom with a radiator and double glazed front window.

Family Bathroom 8'11" x 6'0" (2.73 x 1.83)



With a stylish three piece suite comprising bath with a shower over and screen, vanity wash hand basin and WC.

Tiled flooring and splashbacks, a heated towel rail, ceiling spotlights and a double glazed front window.

Front Garden



To the front of the property there is a low maintenance landscaped garden and access to the entrance door.

Driveway Parking

The property has two parking areas, one of which is in front of the garage. There is gated side entry to the rear garden at both sides of the house.

Double Garage 18'11" x 16'8" (overall) (5.77 x 5.09 (overall))

With electric light and power connected, double glazed side windows, two sliding access doors and the central heating boiler and hot water cylinder.

Rear Garden



Delightful enclosed rear lawn garden, with mature planted shrub borders and a feature summer house. There is a useful side storage area and steps leading down to a further patio seating area with a feature pergola.

Grass Paddock



intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Opposite the house there is fantastic grass paddock, offering a great space for enjoying time outdoors with family and friends. We have measured the paddock at approximately 38 x 46 meters (giving it a rough area of 0.4 of an acre).

With a gravel parking area and storage shed; the grass field has a children's play area in the middle, a variety of soft fruit trees and fencing to the boundary.

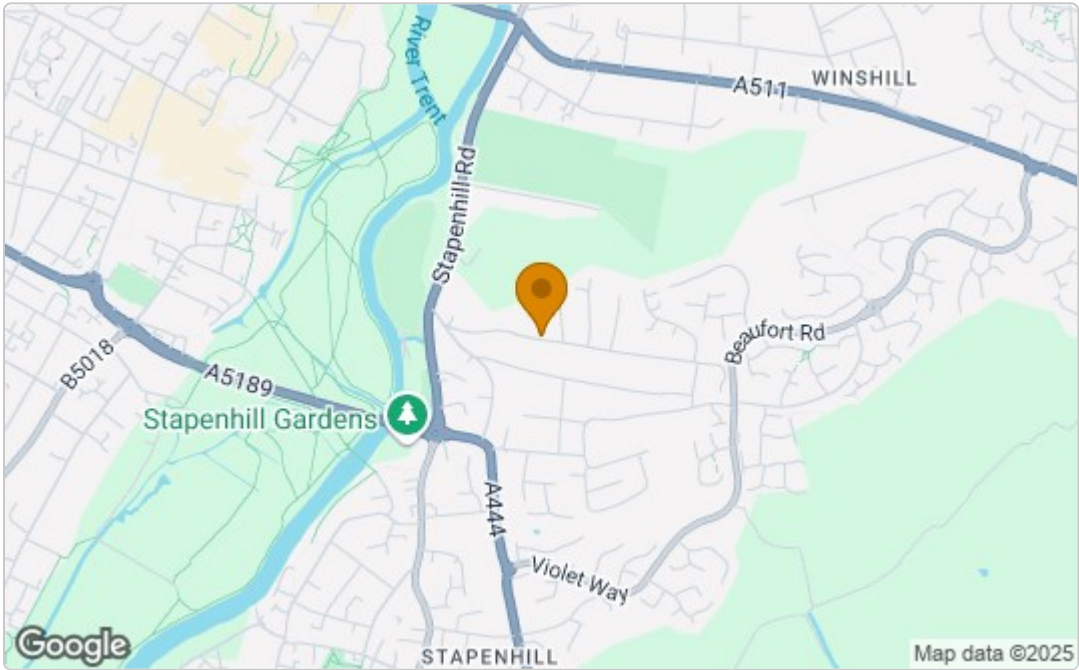
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These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view 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

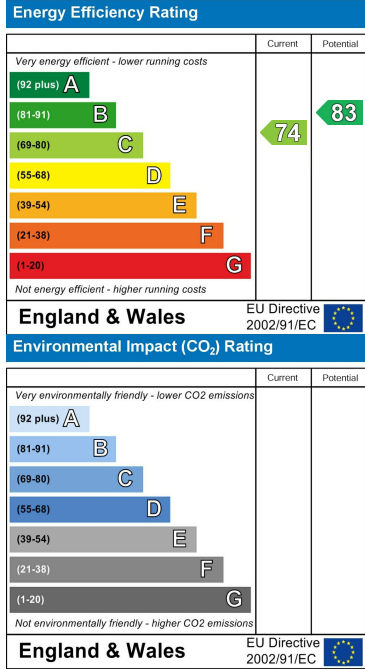
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.