



Guide Price £525,000

5 Bedroom Detached House for sale
10 Boundary Close, Burton-on-Trent



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SALES AND LETTINGS



Overview

ENQUIRE VIA OUR EWEMOVE WEBSITE to view this exceptional home located in the highly sought-after Outwoods area. This property is located within a private development of just 15 homes, complete with access to a private woodland, perfect for tranquil walks

Key Features

- GUIDE PRICE £525,000-£550,000
- Exclusive Gated Community
- 5 Well-Sized Bedrooms: Two with luxurious ensuite shower rooms featuring large double shower cubicles.
- Two Reception Rooms
- Modern Kitchen/Diner
- Utility Room
- Secluded Garden
- Driveway and Integral Garage
- Excellent Local Schools
- Sought After Location







Nestled within an exclusive gated community, this stunning 5-bedroom, 2-ensuited, detached home offers abundance living space for a growing family. Located in the highly sought-after Outwoods area, this property is located within a private development of just 15 homes, complete with access to a private woodland, perfect for tranquil walks.

Step into an entrance hall that seamlessly connects to all main ground floor rooms, including a convenient guest cloakroom. The spacious living room, bathed in natural light, overlooks the rear garden, with French doors providing a smooth transition to outdoor living.

At the front of the property, the elegant dining room with bay window awaits, ideal for hosting family meals, and versatile enough to serve as a playroom or study.

The heart of the home, an open-plan kitchen/diner, features sleek high-gloss units, a range cooker and dishwasher. French doors here also lead to the garden, ensuring effortless indoor-outdoor living and entertaining.

A separate utility room accessible from the kitchen adds functionality and convenience and leads through to the integral garage.



Upstairs, five generously-sized bedrooms await, including a master suite with its own ensuite bathroom. Bedrooms two and three share a stylish "Jack & Jill" ensuite, while the remaining bedrooms are served by a family bathroom equipped with both a separate shower enclosure and a bath. Additional storage is provided by a storage cupboard and an airing cupboard off the landing.

The integral garage, currently converted and soundproofed, offers flexibility and can be easily restored to its original purpose.

Residents enjoy exclusive access to the private woodland, ideal for peaceful walks and relaxation.

The esteemed village of Stretton is nearby, offering a range of local amenities. The market town of Burton on Trent is also within easy reach, providing everyday conveniences, rural pursuits, and major transport links including the A38, A515, A50, and nearby train stations with intercity connections to Derby and Birmingham.

This property falls within the catchment area for the Ofsted-rated 'Outstanding' Moseley Academy, which feeds into The de Ferrers Academy in Stretton.

Floorplans

GROUND FLOOR
1038 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR
997 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 2035 sq.ft. (189.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

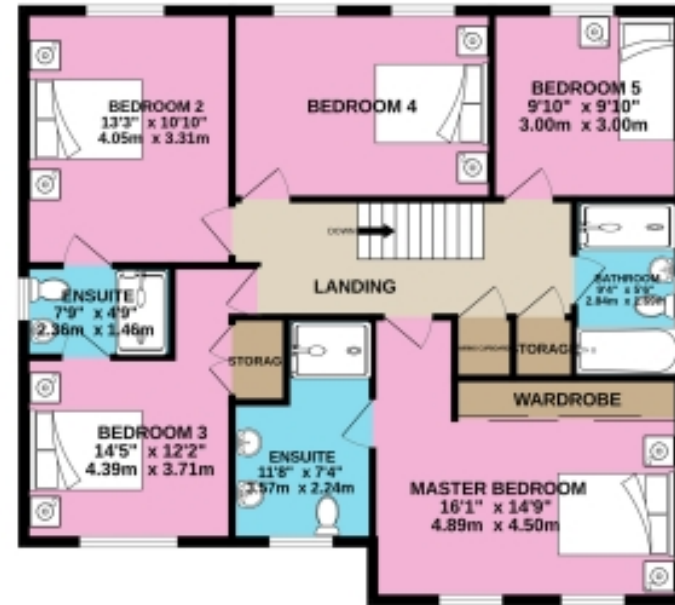
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



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