



£230,000

4 Bedroom Town House for sale
72 BALATA WAY, BURTON-ON-TRENT





Overview

HOME LAUNCH EVENT SAT 12TH OCT - BOOK VIA OUR EWEMOVE WEBSITE to view this stunning Property! Discover the perfect blend of space and style in this beautifully presented four-bedroom home, thoughtfully designed across three generous floors. This is a must-see for couples or families!



Key Features

- HOME LAUNCH EVENT SAT 12TH OCT
- BOOK VIA OUR EWEMOVE WEBSITE
- Modern Townhouse
- Well Presented Throughout
- Four bedrooms + Ensuite
- Stunning Kitchen/Diner
- Living Room With French Doors
- Private Garden
- Driveway For Two Vehicles
- Close To Local Amenities







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Step inside to a welcoming entrance hallway that sets the tone for the rest of the home. On the ground floor, you'll find a convenient cloakroom and a modern kitchen with space for dining, perfect for culinary adventures. The spacious living room is bathed in natural light, complete with French doors that lead out to the private rear garden-ideal for family gatherings and outdoor fun.

The first floor hosts a spacious double bedroom and a single bedroom currently used as a home office. alongside a well-appointed bathroom, while the second floor is dedicated to your principle suite, complete with an ensuite shower room for that extra touch of luxury. A third double bedroom on this level provides ample space for you or your guests.



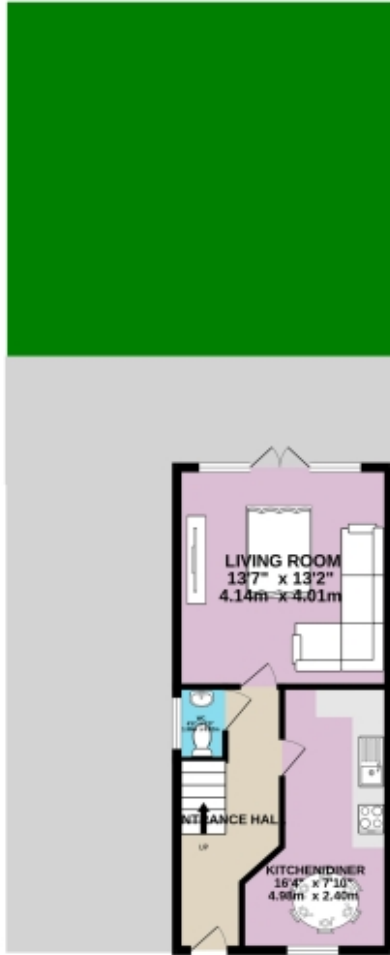
The enclosed rear garden is predominantly laid to lawn and bordered by secure fencing. Enjoy outdoor playtime or quiet evenings under the stars. Additional parking is available on the driveway, accommodating several vehicles.

Conveniently situated just 1.7 miles from Burton town centre and the A38, this property offers easy access to major road networks, making commuting a breeze.

Viewing is highly recommended to truly appreciate the generous accommodation this fantastic family home has to offer. Don't miss your chance to make this space your own!

Floorplans

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
396 sq.ft. (36.6 sq.m.) approx.



BALATA WAY BURTON-ON-TRENT STAFFORDSHIRE DE13 0TY

TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.

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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Floorplans

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
366 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

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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.



Marketed by EweMove Barton-under-Needwood

01283 247076 (24/7)
barton@ewemove.com



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