



37 Weston Park  
Avenue  
Burton-On-Trent  
DE14 2AF

Price £255,000

- Refitted kitchen
- Re-fitted Bathroom
- Superbly presented
- Accommodation over three floors
- Utility and guest cloakroom
- Lounge and separate dining
- Four bedrooms
- Low-maintenance rear garden
- **MUST BE VIEWED**

SCARGILL  
MANN & CO

EST. 1995



## GENERAL INFORMATION

### THE PROPERTY

WE ARE DELIGHTED TO BRING TO THE MARKET THIS MUCH IMPROVED FOUR-BEDROOM SEMI-DETACHED HOME IN THIS POPULAR LOCATION. The property under the current owners has been upgraded with a new kitchen and bathroom. The property has neutral decor throughout and includes a lounge with full glazed doors opening into the separate dining room, an attractive fitted kitchen, a utility and a guest cloakroom.

On the first floor are three bedrooms and a bathroom with stairs rising to the 2nd floor where the principal bedroom can be found.

### OUTSIDE

To the front is a driveway allowing for the parking of two vehicles and a fully enclosed rear garden with a paved patio, summer house, raised flower beds and an artificial lawn.





#### LOCATION

Stretton is always popular with a good range of shops including supermarkets, bakery, public Inn, spa and hairdressers. There is good schooling, it's a great location for travel with access to the A38 and the A50 onwards, and the town centre of Burton is a short drive away.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

0.94m min 1.20m max x 2.05m (3'1" min 3'11" max x 6'8")

Having window to the side aspect, radiator, wood effect flooring, attractive wood panelling which extends up the stairs and door through to lounge.

#### LOUNGE

3.72m x 4.07m (12'2" x 13'4")

Has a continuation of the wood effect floor, feature fire surround with electric fire inset, window to the front aspect, radiator, ceiling light point and two fully glazed glass doors opening through to the dining area.

#### DINING AREA

2.33m x 3.29m (7'7" x 10'9")

Has a ceiling light point, radiator, a continuation of the wood effect floor and there is a wide opening through to the kitchen.

#### KITCHEN

4.57m x 3.47m (14'11" x 11'4")

Is fitted with attractive range of base cupboards and drawers, a peninsula bar extends to create a breakfast bar area, the wood effect worktops are inset with a one and a quarter porcelain sink with mixer taps, there is space for a gas stove, fridge and freezer, recessed ceiling down lights, attractive feature brick panelling, French doors out into the garden and a window looking out to the rear.

#### UTILITY

2.33m x 2.53m to rear door (7'7" x 8'3" to rear door)

Has recessed ceiling down lights, provision for washing machine, tumble dryer, further storage cupboards and wall mounted cabinets, attractive

tilled surrounds, tiled flooring, useful under stair storage cupboard and a further door that opens through to an attractive guest cloakroom.

#### GUEST CLOAKROOM

1.02m x 2.24m (3'4" x 7'4")

Has a window to the side aspect, W.C., wall mounted vanity unit with circular hand wash basin inset, there are recessed ceiling down lights and attractive wood panelling.

#### FIRST FLOOR

##### LANDING

Having a window to the side aspect, built in linen storage and doors leading off:

##### BEDROOM TWO

2.84m width x 4.15m to window (9'3" width x 13'7" to window )

Has a window to the front aspect, radiator and ceiling light point.





### BEDROOM THREE

2.68m x 3.34m (8'9" x 10'11")

Has recessed ceiling down lights, ceiling light point, radiator and window to the rear aspect.

### BEDROOM FOUR

1.88m x 2.19m (6'2" x 7'2")

Has a window to the front aspect, radiator and ceiling light point.

### FAMILY BATHROOM

1.96m x 1.84m to window (6'5" x 6'0" to window)

Has panelled bath with mixer taps and separate shower over, W.C., and vanity unit with hand wash basin inset, there is an obscure window to the rear aspect, chrome heated towel rail and attractive tiled surrounds.

### SECOND FLOOR

#### MASTER SUITE

4.15m incl stairs x 3.16m min 3.96m (13'7" incl stairs x 10'4" min 12'11")

Has two windows to the rear aspect, Velux window to the front aspect, a range of built in wardrobes providing hanging space and shelving and eaves storage area.



### OUTSIDE

The property sits back off the road behind the small fore lawn with a tarmac driveway providing parking for several vehicles. To the rear of the property is a fully enclosed garden with a fence boundary with paved patio area, raised flower beds, further decked terrace and summer house.

### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### CONSTRUCTION

Standard Brick Construction

### COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have



not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### CURRENT UTILITY SUPPLIERS

Gas - Utility Warehouse

Electric - Utility Warehouse

Oil

Water - Mains - South Staffs Water

Sewage - Mains

Broadband supplier - Utility Warehouse

### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>



## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024) A



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>71</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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