



Nicholas
Humphreys

Sefton Close, Burton-On-Trent, DE15 9BU

Asking Price £190,000

Sefton Close, Burton-On-Trent

**** Generous Plot ** Modernised Town House ** Popular Location ** Extended Accommodation ****

A modern mid town house occupying a substantial plot, set back from the road with the internal accommodation offering in brief; entrance hallway, lounge on the front elevation, an open plan dining kitchen with built-in appliances, granite work surfaces and French patio doors opening onto the attractive rear garden.

The first floor has three good size bedrooms and a modern fitted bathroom. The interior is tastefully decorated with uPVC double glazing throughout, gas central heating supplied by the "Worcester" gas fired combination boiler.

Outside the home has a driveway affording parking for up to three cars leading to the single integral garage. The delightful established rear garden has a paved patio and mature borders and beds offering a good degree of privacy. Located on the popular Brizlincote Valley, Stapenhill, this home is within easy access to Burton Town centre and washlands and the A38 commuter route. All viewings by prior appointment.



The Accommodation

Front uPVC entrance door leads into;

Entrance Hallway

With internal door leading through to the lounge.

Lounge

4.47m x 3.38m (14'8 x 11'1)

With the focal point being a feature fireplace with electric fire, laminate flooring, with stairs rising to the first floor with an opening beneath, providing further ground floor space and window to the front elevation.

Dining Kitchen

4.72m x 2.34m (15'6 x 7'8)

An open plan dining kitchen, fitted with a selection of base and wall units with black granite work surfaces above, built-in double oven and four ring gas hob, freestanding appliance spaces for washing machine and dishwasher, wall mounted gas fired "Worcester" combination boiler supplying the hot water and heating system. With tile flooring, window to the rear aspect and French patio doors opening onto the attractive rear garden.

First Floor

Master Bedroom

3.56m x 3.30m (11'8 x 10'10)

Positioned on the front aspect with laminate flooring, window to the front elevation and built-in storage cupboard.

Bedroom Two

4.78m x 2.11m (15'8 x 6'11)

With window to the rear aspect overlooking the garden, this being an extension to the original home.

Bedroom Three

2.69m x 2.36m (8'10 x 7'9)

With laminate flooring and window on the front elevation.

Bathroom

2.01m x 1.73m (6'7 x 5'8)

Offering a three piece white bathroom suite comprising; W.c. hand wash basin, electric shower positioned above the bath, and window to the rear aspect.

Garage & Gardens

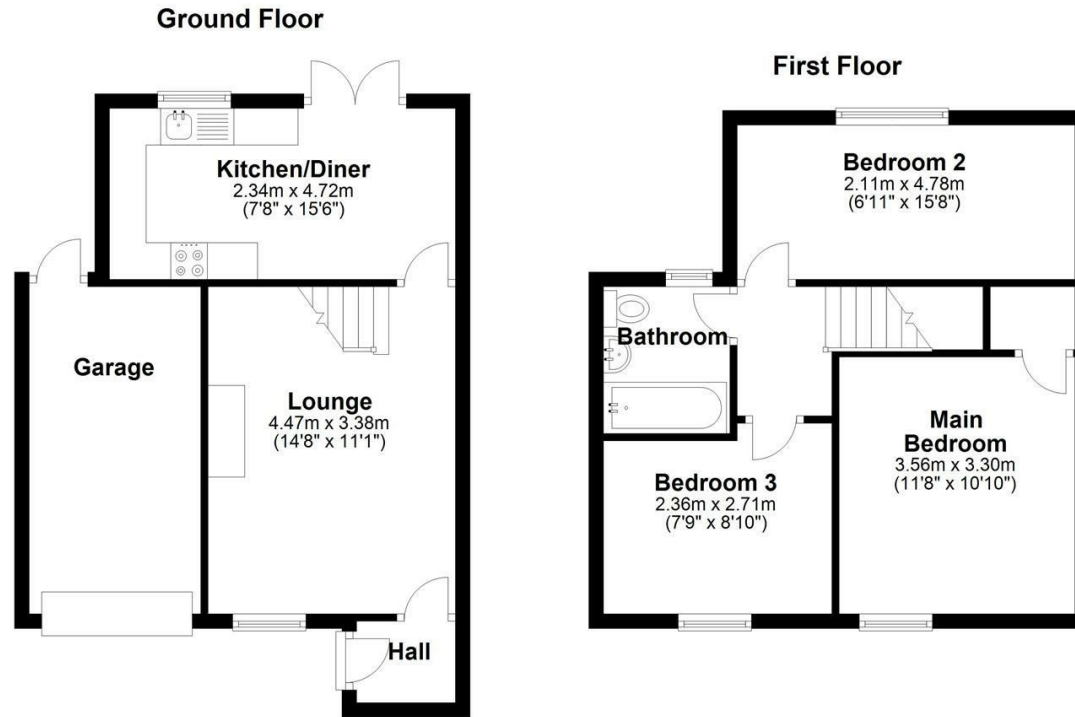
The home is set back from the road with an extensive front garden and driveway. The first part of the driveway is shared between two properties and the private driveway affords parking for up to three cars, leading to the single garage. The garage has an up and over door with internal access door to the rear garden patio.

The delightful rear garden has a paved patio, lawn and established borders with a gravel seating area positioned to the far rear of the plot.

Draft details awaiting vendor approval and subject to change.







NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

Council Tax Band A
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

01283 528020

NICOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN