



Nicholas
Humphreys

Knight Court, Burton on Trent, DE13 9ET
Offers Over £335,000

Knight Court, Burton on Trent

A delightful three storey detached family home, located in the Outwood's area of Burton on Trent.

To the ground floor there is a welcoming reception hallway, spacious dual aspect lounge with bay windows, large open plan modern fitted kitchen diner with French doors opening onto the rear garden, utility room and a ground floor guest cloakroom.

To the first floor there are Two double bedrooms with the master bedroom benefitting a dressing area with built-in wardrobes and an en-suite shower room. There is also a family bathroom with a three-piece bathroom suite in white.

On the second floor we have spacious landing with bedrooms three and four and a second fitted shower room. To the side of the property there is a driveway leading to the single garage. To the rear of the property there is a generous enclosed garden mainly laid to lawn with gated access to the driveway & garage.



The Accommodation

Hallway

With Amitco flooring, stairs rising to the first floor.

Guest Cloakroom

With white Wc and basin.

Lounge

5.41m x 3.20m (17'9" x 10'6")

With twin Bay windows to two aspects.

Kitchen Diner

5.41m x 2.87m (17'9" x 9'5")

With "Amtico" flooring, and a wide selection of fitted units, incorporating fridge freezer, dishwasher, oven and gas hob with an extractor hood above. From the dining area French patio doors open onto the rear garden and a bay window to the front aspect.

Utility Room

1.78m x 1.68m (5'10" x 5'6")

With base and wall units, freestanding appliance spaces and door to the rear garden.

First Floor landing

With double airing cupboard and stairs rising to the second floor.

Master Suite

3.45m min x 3.15m min (11'4" min x 10'4" min)

With window to the front aspect, door to en-suite.

Dressing Area

1.35m x 1.63m to wardrobes (4'5" x 5'4" to wardrobes)

With a selection of wardrobes fitted.

En-suite Shower Room

Fitted with a shower room suite with walk-in shower, WC, basin and window to the side aspect.

Bedroom Two

3.28m x 2.95m (10'9" x 9'8")

With window to the front aspect.

Family Bathroom

2.03m x 1.68m (6'8" x 5'6")

Fitted with a three piece white bathroom suite.

Second Floor Landing

With sky light window and storage cupboard.

Bedroom Three

3.25m x 2.97m (10'8" x 9'9")

With fitted wardrobes and window to the front aspect.

Bedroom Four

3.40m x 2.21m (11'2" x 7'3")

With window to the front aspect.

Shower Room

Fitted with a three piece white shower room suite offering WC, hand wash basin and shower enclosure with window to the rear aspect.

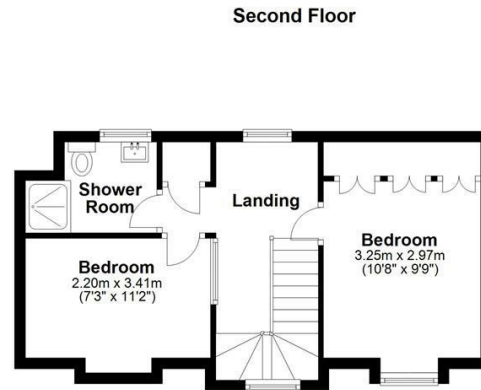
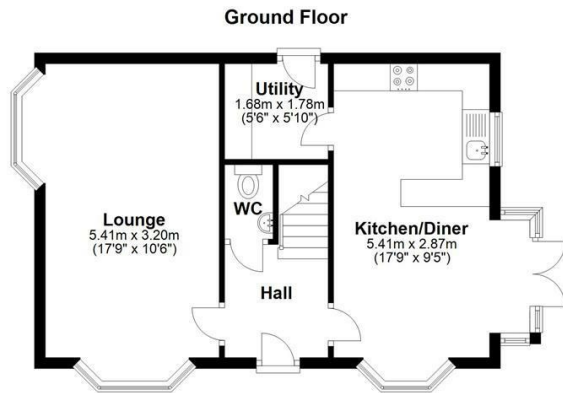
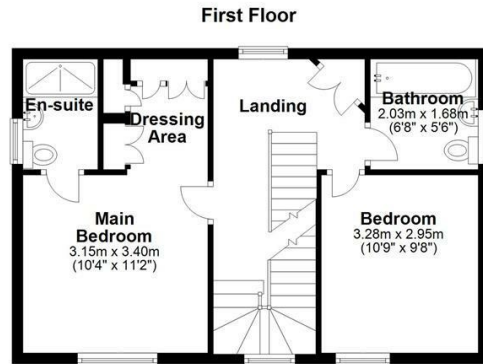
Outside

To the side of the property we have a driveway leading to the single garage with electric and previously used as a gym. To the rear we have a generous size garden with mainly lawn.

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.
Draft details awaiting vendor approval 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 E
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(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	

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