



Abbot Road, Burton-On-Trent, DE13 9FX

£245,000

Nicholas  
Humphreys

# Abbot Road, Burton-On-Trent

**\*\* Stunning Semi Detached \*\* Wide Selection Of Appliances \*\* Video Tour Available \*\***

A beautifully presented semi detached family home offering modern interior accommodation on this desirable modern development close to Tatenhill, built by Taylor Wimpey Homes. In brief the property comprises of; Entrance hallway, lounge across the front aspect, an open plan kitchen diner with a wide selection of built-in appliances and guest cloakroom.

The first floor offers three generous bedrooms, master bedroom with an en-suite shower room and a modern fitted central bathroom.

Outside, the property is set back from the road with a double width driveway and benefits from side access to a generous sized rear garden.

Located in the highly desirable village of Branston alongside Tatenhill, in the heart of the National Forest, walking distance to surrounding countryside and still being within easy access of local amenities, travel networks and schools, including the very popular John Taylor free School. This stunning example of a family home has much to offer and will tick many of your needs.



## The Accommodation

A beautifully presented semi detached home opening with a welcoming entrance hallway with store cupboard and door to the lounge across the front aspect with front facing window and door to the kitchen.

The open plan kitchen diner is fitted with a wide selection base and eye level wall cupboards with built-in appliances including oven, hob with extractor hood above, concealed fridge freezer, dishwasher and washing machine. The dining area has a useful below stairs storage cupboard and French patio doors opening onto the rear garden. The guest cloakroom provides WC and hand wash basin.

The first floor offers three generous bedrooms with the master bedroom on the front elevation with built-in wardrobes and an en-suite shower room offering WC, hand wash basin and shower enclosure. The modern fitted central bathroom provides a three piece white bathroom suite with WC, hand wash basin and bath with shower over and complimentary wall tiling.

Outside, the property is set back from the road with a double width driveway and benefits from side access to a generous sized rear garden with lawn and patio area.

Located in the highly desirable village of Branston alongside Tatenhill, in the heart of the National Forest, walking distance to surrounding countryside and still being within easy access of local amenities, travel networks and schools, including the very popular John Taylor free School. This stunning example of a family home has much to offer and will tick many of your needs.

## Entrance Hallway

### Lounge

4.22m max x 3.68m max (13'10 max x 12'1 max)

### Guest Cloakroom

### Kitchen Diner

4.75m x 2.87m (15'7 x 9'5)

## First Floor

### Bedroom One

3.40m x 2.97m (11'2 x 9'9)

### En-suite Shower Room

### Bedroom Two

3.30m x 2.64m (10'10 x 8'8)

### Bedroom Three

3.53m x 2.06m (11'7 x 6'9)

### Fitted Bathroom

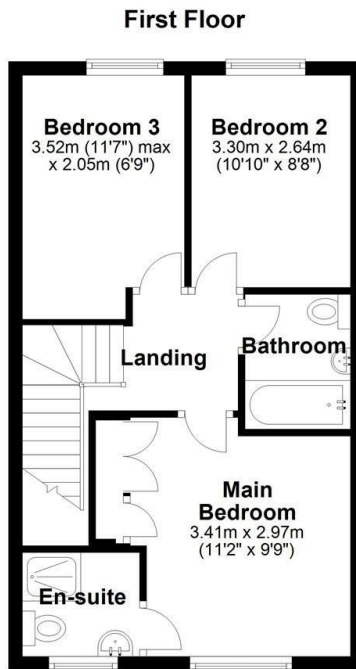
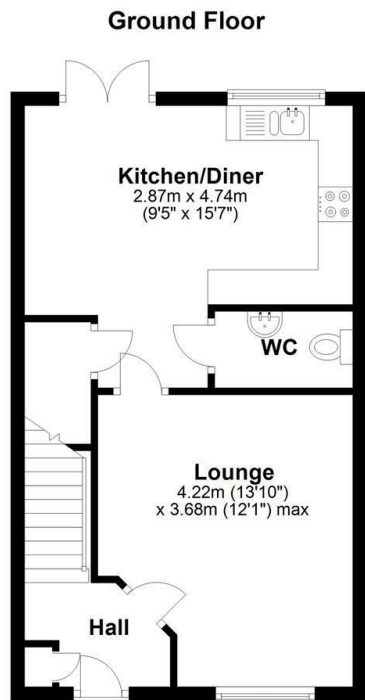
### Double Driveway & Garden

Council Tax Band: C

Draft details awaiting vendor approval and subject to change.







Council Tax Band C

Freehold

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.

**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.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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>England &amp; Wales</b>		EU Directive 2002/91/EC

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