



A detached home in a popular residential cul-de-sac, set back from the road with a driveway, attached garage, and enclosed rear garden. Internally, the property features gas central heating and a well-laid-out living space, including a lounge with feature electric fire, a separate dining room with sliding patio doors to the garden, and a modern fitted kitchen with integrated appliances. A utility room provides additional space, with access to a cloakroom WC and the garage.

To the first floor are three generous bedrooms, the master with a built-in double wardrobe, plus a fitted shower room. Off-road parking is available for multiple vehicles alongside the front garden. Available with no upward chain.

Viewing by appointment only.

The Accommodation

The Eyrie is a detached property situated in a popular residential cul-de-sac, set back from the road with a front garden and driveway leading to the attached garage and front door.

Upon entering, you are welcomed by a reception hallway, which leads into a bright and airy lounge featuring a UPVC double-glazed window to the front elevation and a feature electric fire. A door provides access to the separate dining room, which is positioned on the rear aspect of the home and benefits from UPVC double-glazed sliding patio doors that open onto the rear garden.

The kitchen is comprehensively fitted with a range of base cupboards, drawers, and matching eye-level wall units. Integrated appliances include a built-in oven & microwave, a concealed dishwasher, four-ring gas hob sits beneath an extractor hood. The kitchen is finished with ceramic tile flooring and a window to the rear aspect, with a door leading through to the utility room.

The utility room is located at the rear of the property and features a UPVC window and door providing additional access to the garden. There are freestanding appliance spaces, a ground-floor cloakroom with a WC and hand wash basin, and an internal door leading into the attached garage.

Upstairs, the property boasts three generous bedrooms. The master bedroom, positioned at the front, includes a built-in double wardrobe. The second bedroom, located at the rear, features a single wardrobe, while the third bedroom is also positioned at the front of the property. The first floor is completed by an airing cupboard housing the gas central heating boiler, a fitted shower room, which includes a low-level WC, hand wash basin, and shower enclosure, along with a UPVC double-glazed window to the rear aspect.

Externally, the property benefits from a front garden and a driveway providing off-road parking for multiple vehicles. To the rear, an enclosed garden offers a private outdoor space.

Hallway

Lounge

14'9 x 12'9

Dining Room

10'9 x 7'5

Kitchen

10'9 x 7'0

Utility Room

11'2 max x 8'2 max into recess

Cloakroom WC

Garage

16'10 x 8'4

First Floor

Bedroom One

11'10 x 8'7

Bedroom Two

10'9 x 8'7

Bedroom Three

8'9 x 6'0

Shower Room

6'5 x 6'0

Draft details awaiting vendor approval and subject to change.

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

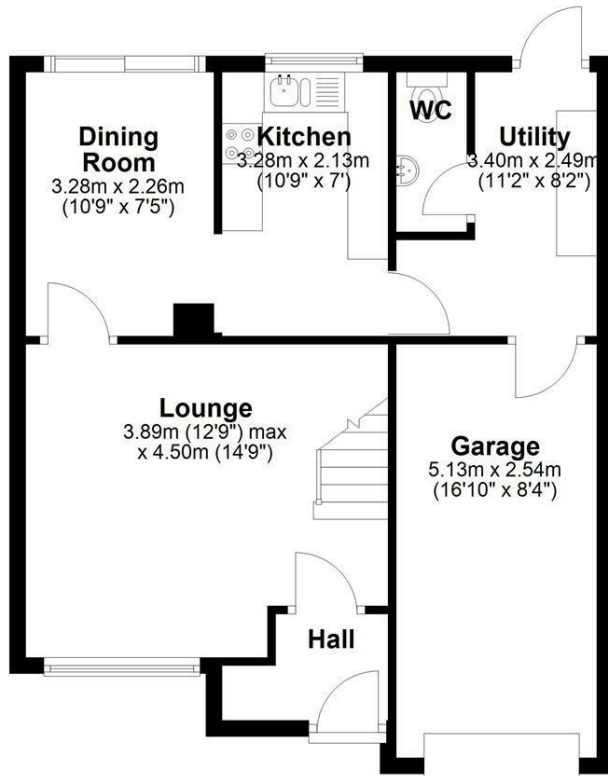
Useful Websites: www.gov.uk/government/organisations/environment-agency

The limited property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendors close family (this being deceased estate) and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

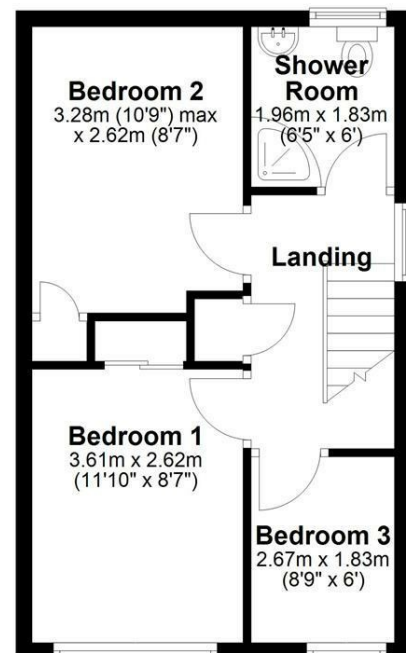




Ground Floor



First Floor

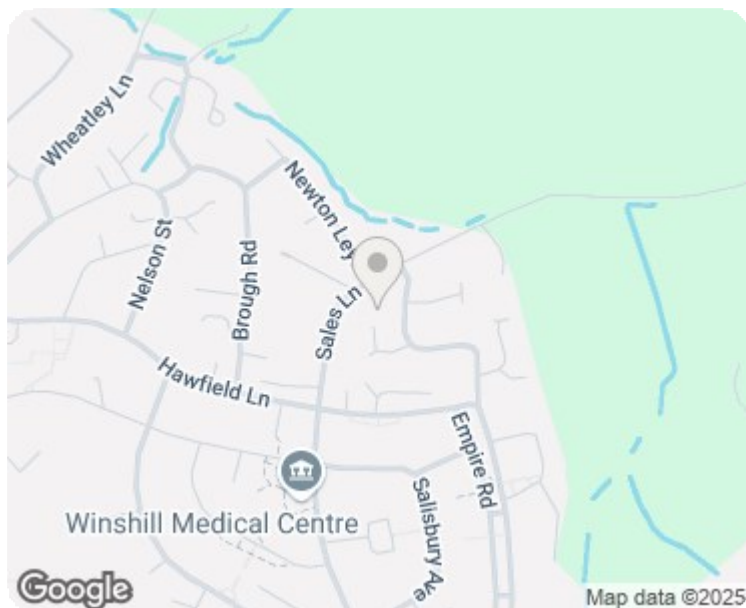


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout.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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	63	
(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	



Council Tax Band C

Freehold

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>

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