



Knight Drive,, Burton on trent, DE13 9EU

Nicholas  
Humphreys

£217,500



**\*\* Modern Semi Detached \*\* Cul De Sac Location \*\* Stylish Interior Accommodation \*\***

A beautifully presented three-bedroom semi-detached property tucked away in a cul-de-sac location. Features include a spacious lounge, stylish open-plan dining kitchen with integrated appliances and French doors to the garden, guest cloakroom, master bedroom with en-suite, a further double bedroom and good-sized single bedroom and a modern family bathroom.

Outside offers a double-width driveway and a landscaped rear garden with patio and lawn. Perfectly positioned for Burton town centre, local schools and excellent A38 commuter links.



**The Accommodation**

A beautifully presented modern semi-detached home, ideally situated within a cul-de-sac in the sought-after suburb of Outwoods, Burton. The property offers well-planned accommodation, a generous driveway, and a landscaped rear garden, making it an excellent choice for families and professionals alike.

The home is set back from the road, approached via a double-width driveway with side-gated access leading to the rear garden. A front entrance door opens into the welcoming reception hallway, complete with guest cloakroom fitted with WC and hand wash basin.

Positioned to the front elevation, the spacious lounge enjoys a UPVC double-glazed window, with staircase rising to the first floor and access through to the open-plan dining kitchen.

The open-plan dining kitchen is the heart of the home, fitted with a comprehensive range of modern gloss-fronted base cupboards and drawers, matching wall units, and preparation work surfaces. Integrated appliances include oven with four-ring gas hob and extractor hood, fridge, freezer, dishwasher and washing machine. A dining area sits to the rear, with UPVC French patio doors opening onto the garden, complemented by a useful pantry cupboard.

To the first floor, the landing gives access to three well-proportioned bedrooms. The master suite, positioned at the rear, enjoys views of the garden, a built-in storage cupboard, and a stylish en-suite shower room with walk-in shower enclosure, WC, hand wash basin with vanity cupboard, heated chrome towel rail, and UPVC double-glazed window. Two further good-sized bedrooms are arranged across the front elevation, while the modern family bathroom is fitted with WC, hand wash basin, panel bath with electric shower and screen, complemented by wall tiling and heated towel rail.

Externally, the home benefits from a well-maintained rear garden featuring a paved patio, shaped lawn, and fenced boundaries offering privacy.

Situated in a desirable residential setting, the property offers excellent access to Burton Town Centre and the A38, with convenient links to Derby, Lichfield and beyond.

**Hallway**

**Guest Cloakroom**

**Lounge**

4.24m max x 3.40m max (13'11 max x 11'2 max)

**Kitchen Diner**

4.55m max x 3.28m max into recess (14'11 max x 10'9 max into recess)

**First Floor**

**Master Bedroom**

3.68m max x 3.28m max (12'1 max x 10'9 max)

**En-suite**

**Bedroom Two**

3.10m x 3.40m (10'2 x 11'2)

**Bedroom Three**

2.16m x 2.03m (7'1 x 6'8)

**Bathroom**

**Driveway & Rear Garden**

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Local Authority: East Staffordshire Borough Council

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

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

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor 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.

Draft details awaiting vendor approval and subject to change

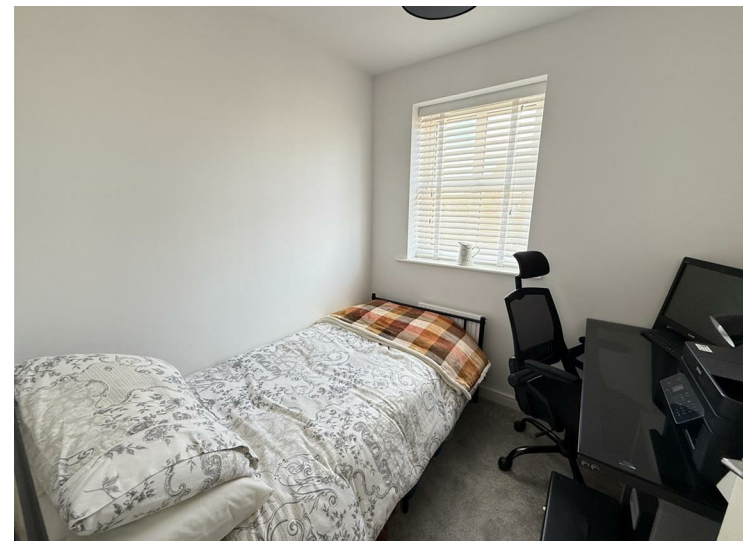






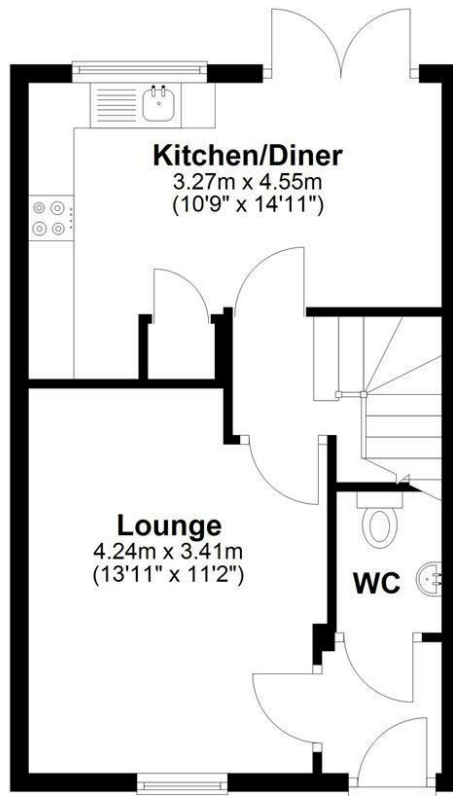




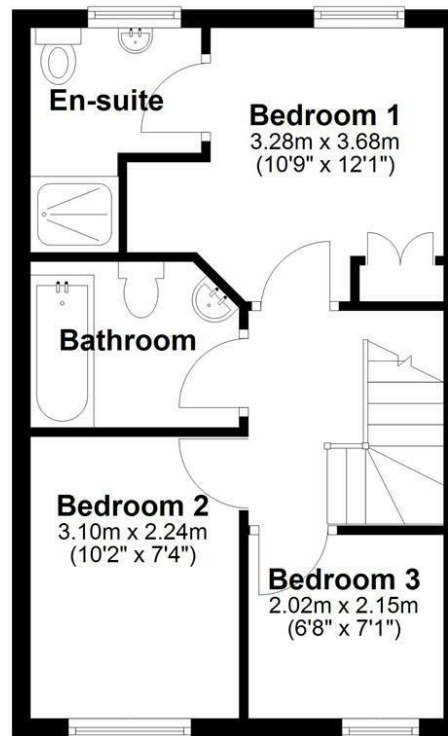




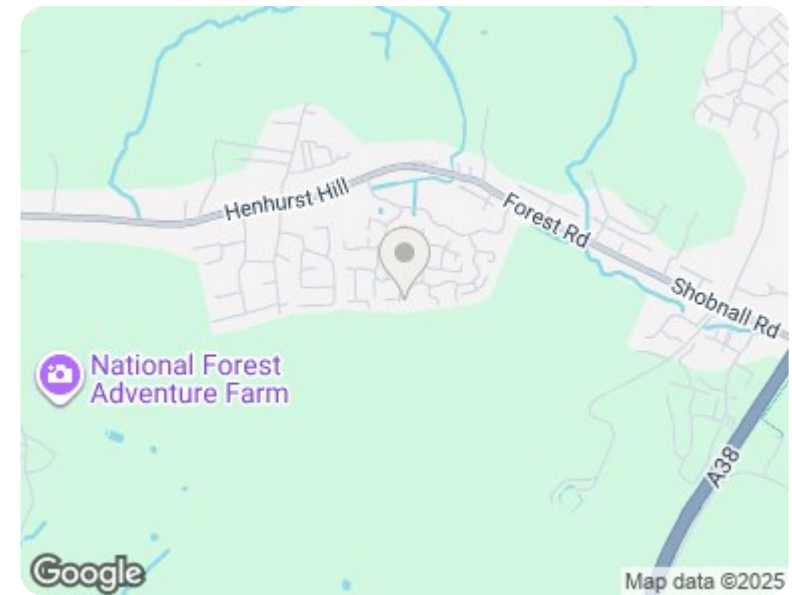
## Ground Floor




## 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) <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	

**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.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**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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