



Hevea Road,, Burton-On-Trent, DE13 0TX

Nicholas  
**Humphreys**

£195,000

An attractive modern semi-detached home positioned on a popular residential development, enjoying a delightful open outlook across the communal parkland to the front elevation.

The accommodation features a welcoming reception hallway with guest cloakroom, a particularly stylish refitted kitchen with stone work surfaces and integrated appliances, and a spacious open-plan lounge diner with French doors opening onto the rear garden.

To the first floor are three bedrooms, including a master with en-suite shower room, plus a modern family bathroom. Outside offers driveway parking for several vehicles and a pleasant enclosed rear garden. Viewing is highly recommended, strictly by appointment only.



## The Accommodation

Occupying a sought-after position on a popular modern residential development, this attractive semi-detached home enjoys a delightful open outlook across the communal parkland to the front elevation. The property is approached via a front garden and pathway leading to the front entrance door, which opens into a welcoming reception hallway with a single radiator and staircase rising to the first-floor accommodation.

A door from the hallway provides access to the ground floor cloakroom, fitted with a low-level WC, hand wash basin, single radiator and UPVC double-glazed window.

A particular feature of the property is the modern refitted kitchen, finished with stylish stone preparation work surfaces, complemented by striking blue base cupboards and matching eye-level wall units. The kitchen incorporates an integrated four-ring gas hob with angled extractor hood above, built-in oven with microwave above, concealed dishwasher and washing machine, and space for a fridge freezer. A UPVC double-glazed window overlooks the front elevation.

Positioned across the rear of the home is a spacious open-plan lounge diner, offering ample space for both seating and a dining table and chairs. French patio doors open out onto the rear garden, complemented by an additional double-glazed window and single radiator, creating a bright and welcoming living space.

To the first floor, the landing enjoys a UPVC double-glazed window to the side elevation and a useful built-in storage cupboard. The master bedroom, positioned to the rear, enjoys an attractive outlook across the garden and benefits from a single radiator and access to a private en-suite shower room. The en-suite is fitted with a low-level WC, hand wash basin, shower enclosure and heated towel rail.

The second double bedroom is located to the front elevation, whilst a third bedroom sits to the rear. The family bathroom is fitted with a modern three-piece white suite comprising low-level WC, hand wash basin and panelled bath with electric shower over, complemented by wall tiling, single radiator and UPVC double-glazed window.

Outside, the property benefits from a driveway to the side providing off-road parking for several vehicles, with gated access through to the enclosed rear garden. The rear garden offers a paved patio area, lawn and fenced boundaries.

The home is fully UPVC double glazed and gas centrally heated via a gas-fired combination boiler located within the kitchen. Ideally situated for local amenities and offering excellent commuter access to the A38, this is a superb home and early viewing is highly recommended, strictly by appointment only.

This property is being marketed on behalf of a third-party marketing company, (move with us) you will be required to provide your contact details to them, for them to progress the purchase and they will be taking responsibility for your ID / AML and source of fund checks necessary to purchase this property. A charge of £49 + VAT (£58.80) will be payable once your offer has been accepted, taken over the phone during the company's compliance call to you as the potential purchaser.

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

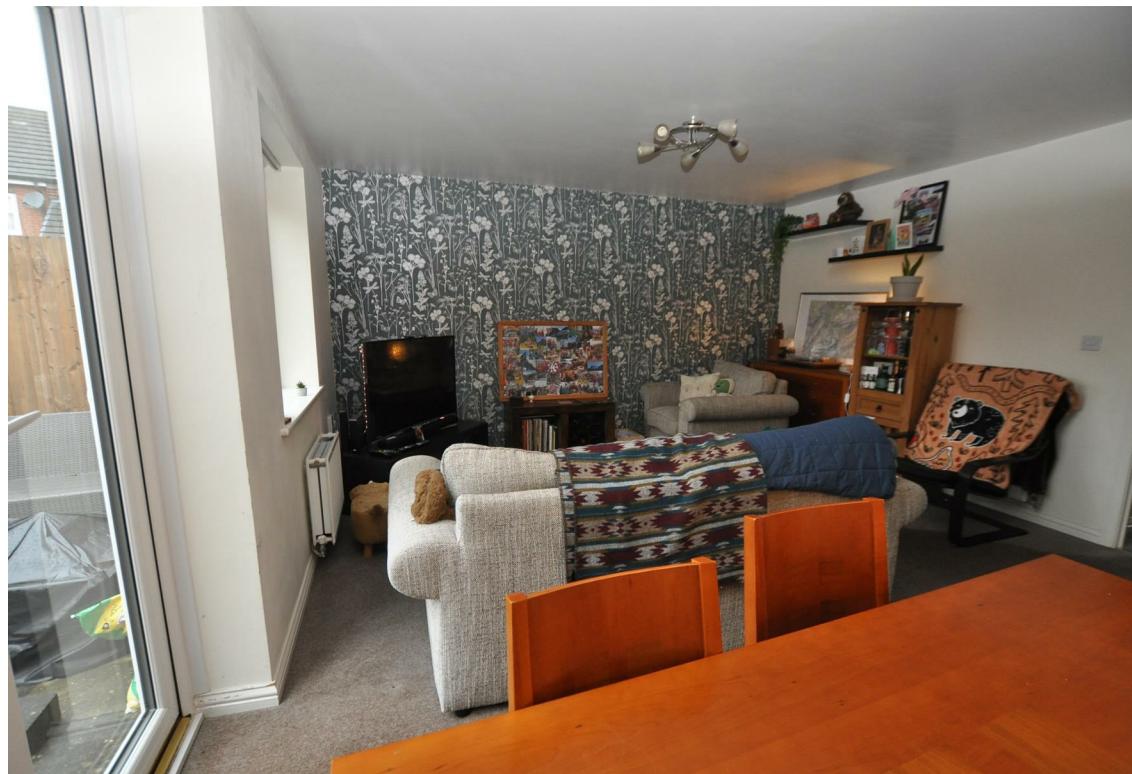
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

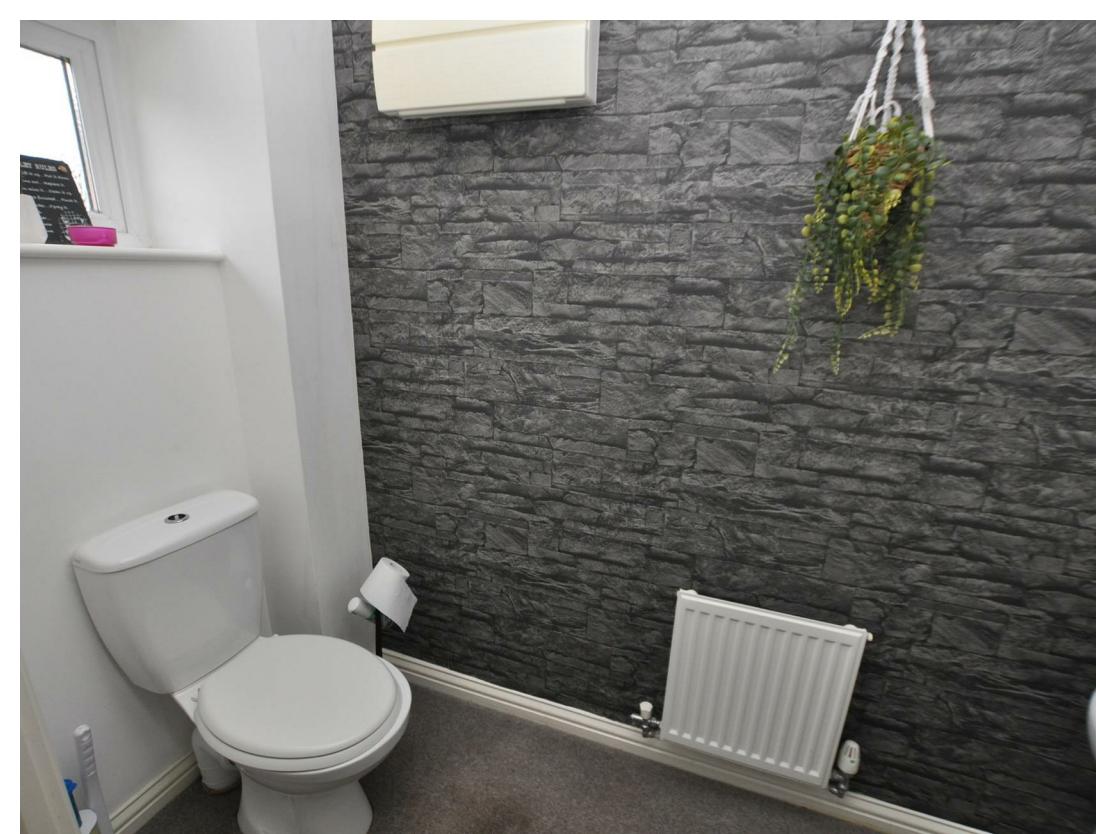
Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. 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.

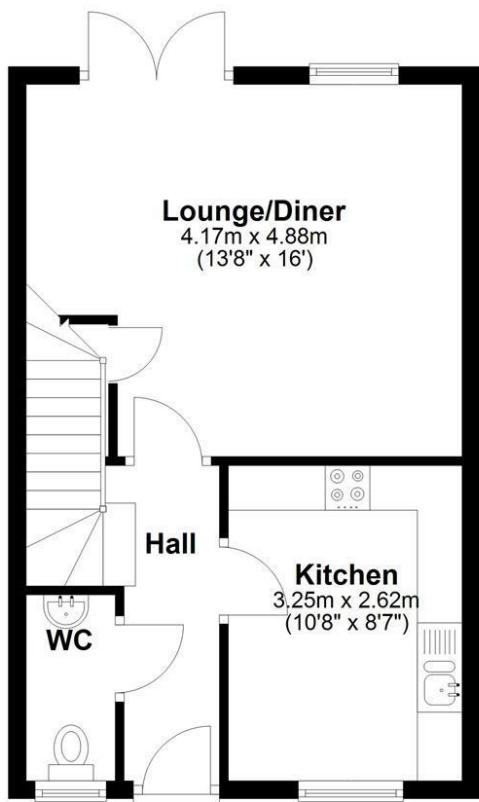
Draft details awaiting vendor approval and subject to change



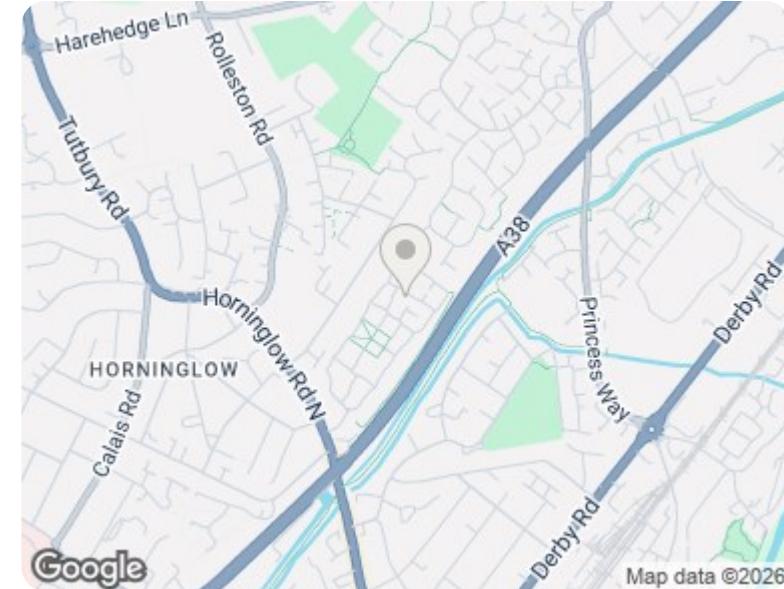
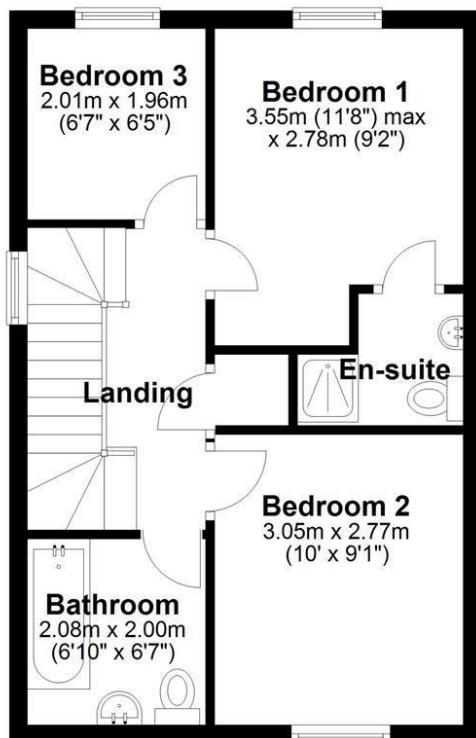




## Ground Floor



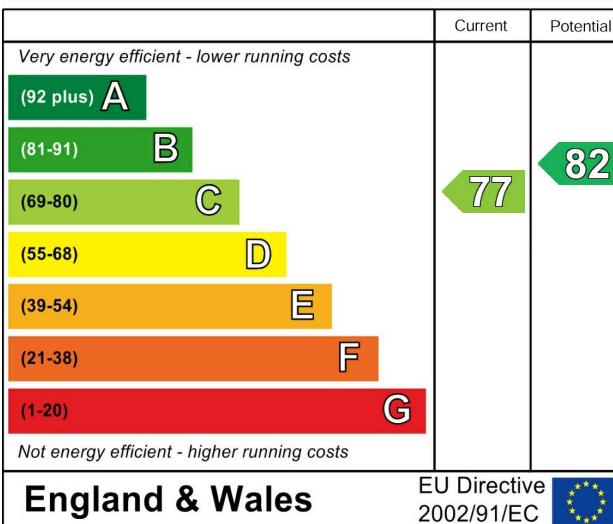
## First Floor



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



## 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>

**01283 528020**

NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN