



**4 Bedroom House - Detached**  
**located on Flanders Close, Burbage**  
**Offers Over £450,000**

**UP Estates**





**\*\*HIGH SPECIFICATION, EXECUTIVE DETACHED FAMILY HOME\*\*FOUR SPACIOUS BEDROOMS\*\*TWO BATHROOMS, WC & UTILITY ROOM\*\*SOUGHT AFTER BURBAGE ESTATE IN QUIET CUL DE SAC\*\* This show home standard detached home is now available for purchase; briefly comprising; multi-car driveway, garage with electric, entrance hall, family living room, WC, social living kitchen diner, utility room and beautiful rear garden to the ground floor. On the first floor are four spacious bedrooms, bedroom one with ensuite and then the family bathroom. This fantastic home boasts a plethora of high spec features including Amtico flooring, Porcelain tiles a range of integral appliances/storage and much more! The loft is boarded with power, ladder and light.**

#### **ENTRANCE HALL**

A welcoming entrance hall with doors leading to living room, kitchen, WC and stairs ascending to the first floor.

#### **FAMILY LIVING ROOM**

11'11" x 16'7"

A lovely family living room with feature fireplace, central heated radiators, double glazed windows and fitted shutters.

#### **SOCIAL LIVING KITCHEN DINER**

24'6" x 13'1"

The heart of the home, a stunning social living kitchen diner boasting Amtico flooring, ample space for dining and living furnishings, central heated radiator, wall mounted storage, a range of wall and base mounted kitchen units with integral appliances including; stainless steel 1.5 sink with drainer/mixer tap, hob, extractor, dishwasher, fridge freezer, double oven with top grill, a double pantry, separate pull out larder and doors to the rear aspect and utility room.

#### **UTILITY ROOM**

5'8" x 6'7"

With Amtico flooring, door to the side aspect, wall and base mounted units, stainless steel sink with mixer tap and space and plumbing for appliances.

## Offers Over

### £450,000

- SHOW HOME
- STANDARD FAMILY HOME
- TUCKED AWAY IN QUIET CUL DE SAC
- FOUR GOOD SIZED BEDROOMS
- BEAUTIFUL GARDEN
- MULTI-CAR DRIVEWAY & GARAGE WITH ELECTRIC
- HIGH SPECIFICATION THROUGHOUT





#### **WC**

5'8" x 4'1"

With central heated radiator, low level WC, pedestal hand wash basin and double glazed windows with shutters.

#### **REAR ASPECT**

A gorgeous garden with porcelain tiles followed by lawn, planter borders, fenced boundary, wall mounted external lights, gate to the side aspect, pergola with lighting and an impressive secret sunken sand pit!

#### **BEDROOM ONE**

14'0" x 14'2"

A sizeable double bedroom with double glazed windows, shutters, central heated radiator, integral storage and dressing table.

#### **ENSUITE**

8'5" x 4'1"

With Amtico flooring, walk in shower cubicle, double glazed opaque window, central heated radiator, wall mounted hand wash basin and low level WC.







#### **BEDROOM TWO**

8'1" x 13'7"

A good sized double bedroom with double glazed windows, central heated radiator & integral storage.

#### **BEDROOM THREE**

9'8" x 11'1"

A sizeable bedroom with double glazed windows, central heated radiator and shutters.

#### **BEDROOM FOUR**

9'1" x 7'5"

A sizeable bedroom with double glazed windows, central heated radiator and shutters.



#### **BATHROOM**

5'10" x 10'9"

With Amtico flooring, panelled bath with shower over, wall mounted hand wash basin, low level WC, opaque double glazed window and central heated radiator.

#### **DISCLAIMER**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

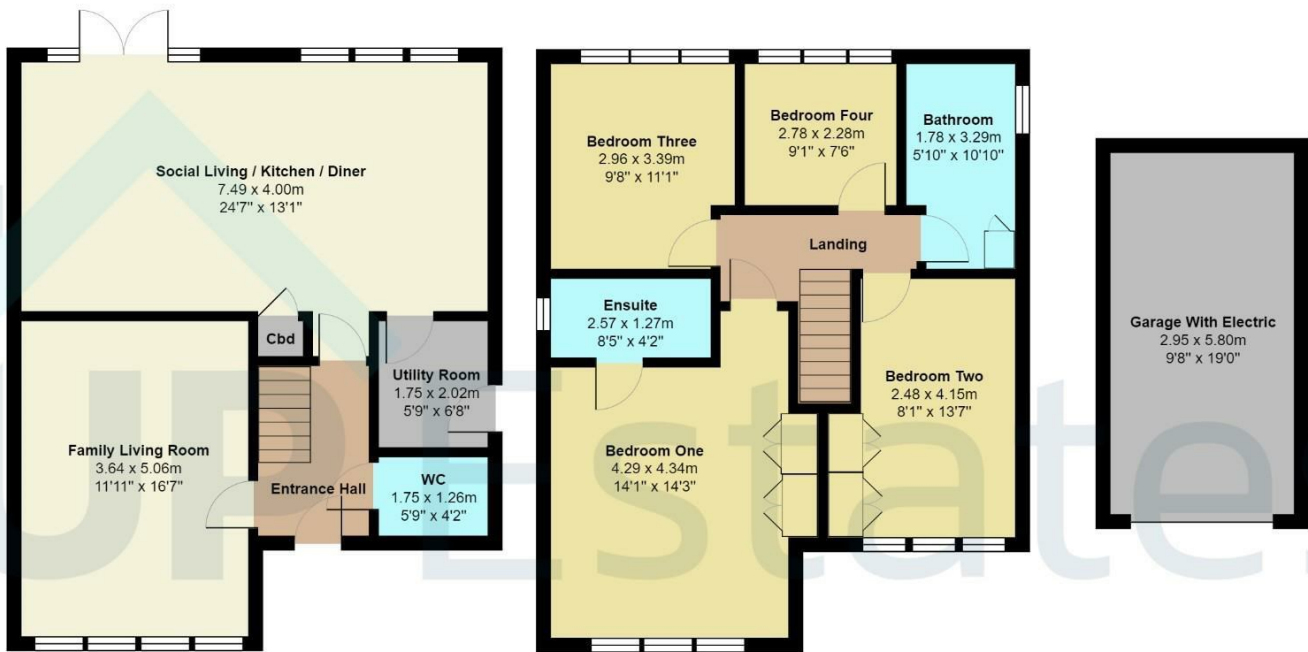
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Flanders Close, Burbage, Burbage





Total Area: 125.6 m<sup>2</sup> ... 1352 ft<sup>2</sup> (excluding garage with electric)

All measurements are approximate and for display purposes only

## CONTACT

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