



Bishop Close, Burton-on-Trent

 4  2  1

Guide price £300,000

4 2 1

Key Features

- Well Presented Detached Home
- Four Well Proportioned Bedrooms
- Garage
- Off Road Parking
- En Suite
- Modern Kitchen / Dining Room
- EPC rating B
- Freehold





Newton Fallowell are delighted to present to the market this well presented detached family home set ideally on a popular estate off Henhurst Hill. Situated close to popular travel networks and within the John Taylor Free school catchment this home comprises of in brief:- entrance hall, guest cloak room, kitchen / dining room. First floor provides a family bathroom, four well proportioned bedrooms with the master benefitting from en suite. Outside to the front is a driveway leading to a single garage. To the rear is a privately enclosed rear garden with a patio seating area and lawn.

Accommodation In Detail

Entrance Hall

having one central heating radiator, staircase rising to first floor and understairs storage cupboard.

Guest Cloak Room

having low level wc, pedestal wash basin, one central heating radiator, tiled splashback and obscure Upvc double glazed window to front elevation.

Reception Room

having Upvc double glazed window to front elevation and one central heating radiator.

Dining Kitchen

having Upvc double glazed window to rear elevation, Upvc double glazed doors leading out to rear patio area, one central heating radiator, vast array of base and wall mounted units, integrated fridge/freezer and dishwasher, double oven with four ring gas hob and stainless steel extractor fan over, stainless steel sink and draining unit, gas fired central heating boiler and Upvc double glazed window to rear elevation.

On The First Floor

Landing

having one central heating radiator and storage cupboard which houses the water cylinder.

Master Bedroom

having Upvc double glazed window to front elevation, one central heating radiator and built-in wardrobes.

En-Suite

having low level wc, pedestal wash basin, walk-in shower cubicle, tiled splashbacks and one central heating radiator.

Bedroom Two

having Upvc double glazed windows to front and rear elevations and two central heating radiators.

Bedroom Three

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Four

having Upvc double glazed window to front elevation and one central heating radiator.

Family Bathroom

having three piece suite comprising panelled bath with shower over, low level wc, pedestal wash basin, one central heating radiator and obscure Upvc double glazed window to rear elevation.

Outside

To the front of the property is a small landscaped fore garden and a driveway which leads to a single detached garage. To the rear is a paved patio area and a lawned garden.







Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

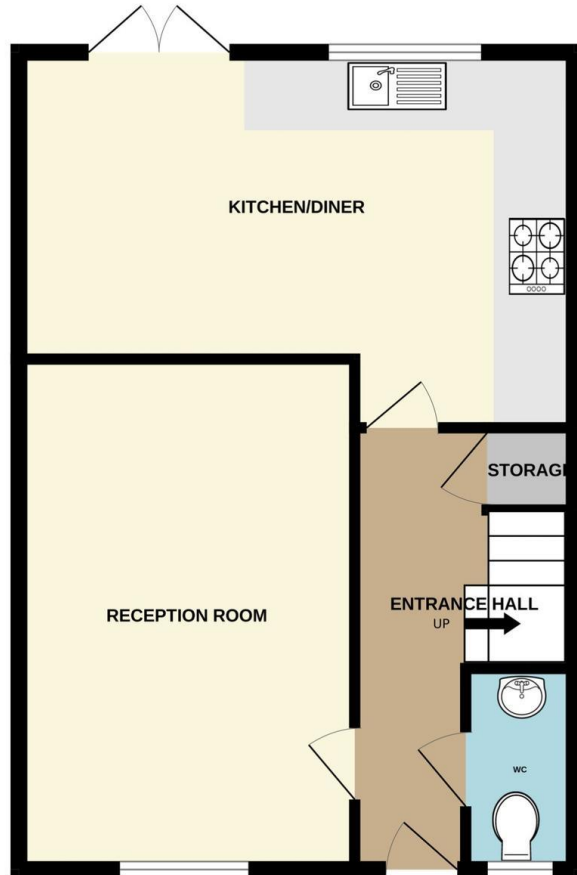
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



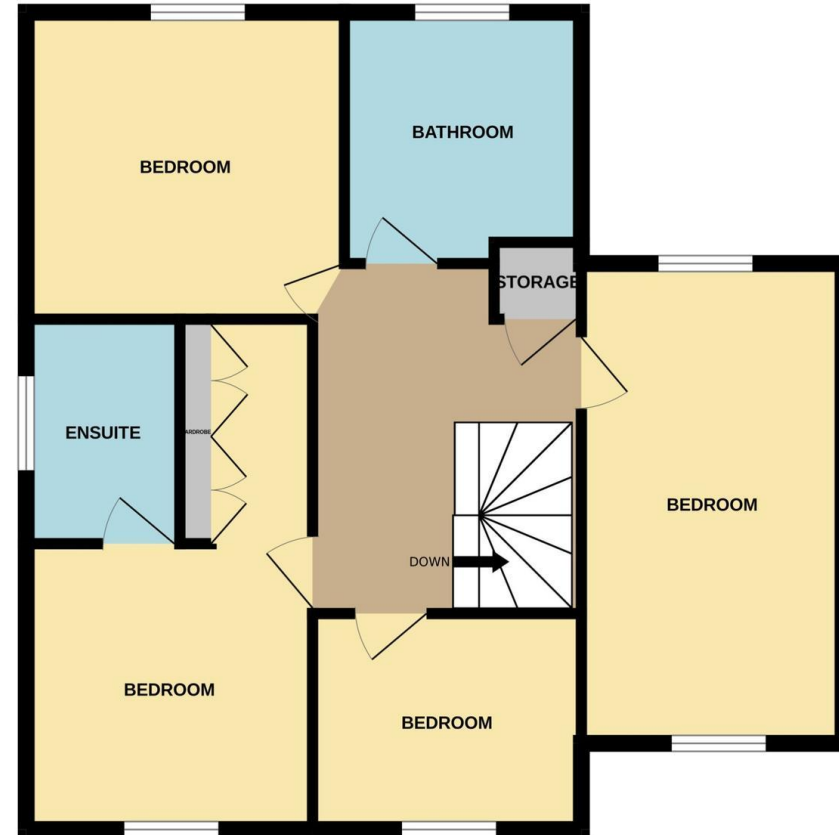




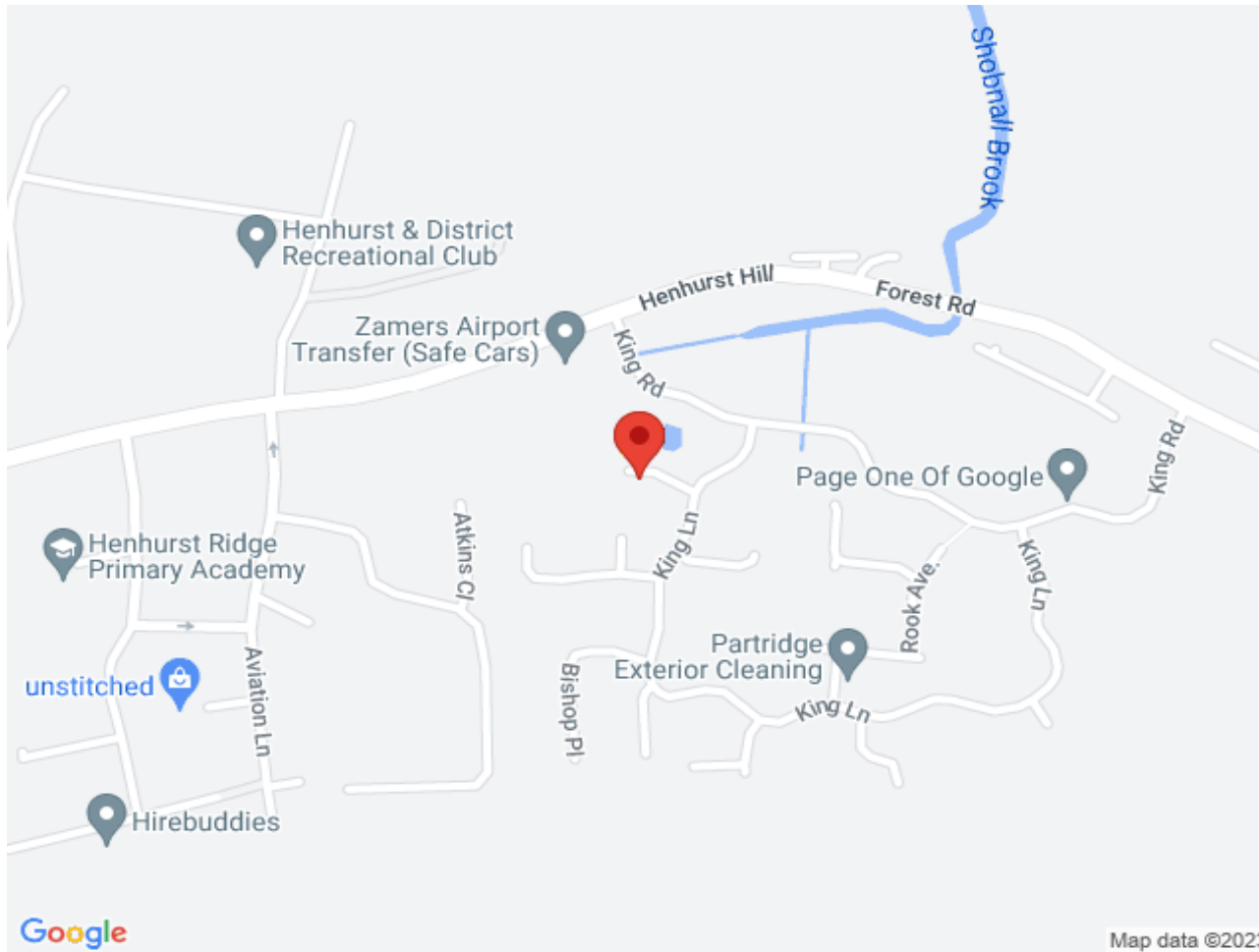
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	94	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
3 Bishop Close

