



Knights Place, Bretby, Burton-on-Trent



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3



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Guide price £400,000



Key Features

- Substantial Three Storey Detached Home
- Highly Regarded Residential Location
- Extensive High Quality Family Living Accommodation
- Immediate Vacant Possession
- Five Bedrooms, Two with En-Suites
- Mature Private Garden
- EPC rating C
- Freehold





Situated on this select small development, with excellent views to the rear and with immediate vacant possession. Internally the accommodation comprises: - entrance hall, guest cloak room, large lounge opening through into separate dining room, open plan kitchen with further reception room off and utility room. On the first floor an impressive landing leads to three bedrooms, the master bedroom having a dressing room and a large en-suite, the second bedroom also having a en-suite and there is a family bathroom. On the second floor a landing leads to two good sized attic bedrooms. Outside to the front is a small fore garden and driveway leading to an attached garage. To the rear is a mainly lawned enclosed garden.

Accommodation In Detail

Recessed Entrance Porch

having security entrance door opening into

impressive Entrance Hall

having staircase rising to first floor, useful understairs storage cupboard, coving to ceiling, one central heating radiator and fitted smoke alarm.

Guest Cloak Room

having low level twin flush wc with concealed cistern, wall mounted wash basin, one central heating radiator and obscure Upvc double glazed window to front elevation.

Front Sitting Room 3.65m x 5.21m (12'0" x 17'1")

having Upvc double glazed window to front elevation, one central heating radiator, feature fireplace and chimney breast with cream fire surround, polished black marble effect inset and hearth and fitted gas fire.

Dining Room 3.56m x 2.95m (11'8" x 9'8")

having Upvc double glazed French doors with Upvc double glazed lights to either side opening out to the rear garden, one central heating radiator and coving to ceiling.

Stunning Open Plan Kitchen Diner 6.61m x 3.56m x 3.6m

having a lovely array of white base and eye level units with complementary rolled edged working surfaces over, enamel sink and draining unit with swan neck mixer tap over, four ring electric hob with extractor over, integrated dishwasher, larder fridge and freezer, built-in double oven, Upvc double glazed French doors with glazed panels to either side opening out to the rear patio, one central heating radiator, fitted kickstrip lighting and low intensity spotlights to ceiling.

Utility Room 0.00m x 1.63m (0'0" x 1'8")

having a range of fitted base and wall mounted units, stainless steel sink and draining unit, plumbing for washing machine and tumble dryer, one central heating radiator, obscure glazed door to side elevation and fitted extractor vent.

On The First Floor

Half Landing

leading to

Main Landing

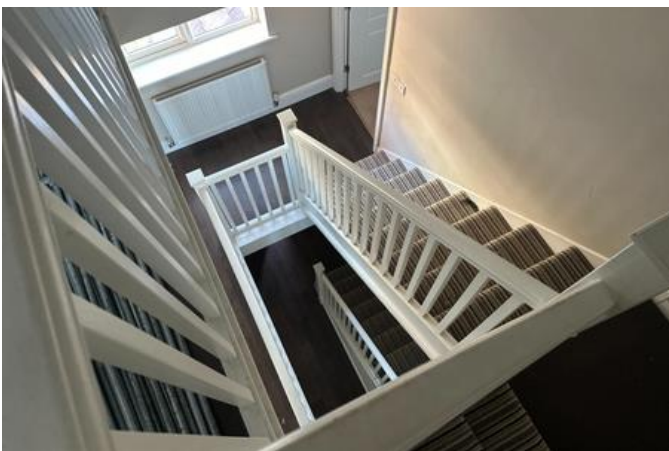
having Upvc double glazed window to front elevation, low intensity spotlights to ceiling, coving to ceiling, airing cupboard incorporating lagged hot water cylinder.

Large Master Bedroom Suite 4.47m x 3.66m (14'8" x 12'0")

having Upvc double glazed windows to front elevation, obscure double glazed window to side elevation, low intensity spotlights to ceiling and opening leading through into

Dressing Room 3.00m x 1.60m (9'10" x 5'2")

having low intensity spotlights to ceiling.





Large En-Suite 2.97m x 2.44m (9'8" x 8'0")

having 'His & Hers' vanity wash basins, low level twin flush wc, wet room/shower area with fitted Drenche shower, obscure Upvc double glazed window to rear elevation, extensive tiling to walls, low intensity spotlights to ceiling.

Bedroom Two 3.43m x 3.28m (11'4" x 10'10")

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

En-Suite Shower Room 2.18m x 1.73m (7'2" x 5'8")

having suite comprising low level twin flush wc, shower enclosure, pedestal wash basin, low intensity spotlights to ceiling and heated chrome ladder towel radiator.

Bedroom Three 3.99m x 2.95m (13'1" x 9'8")

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

Bathroom 3.12m x 2.44m (10'2" x 8'0")

having obscure Upvc double glazed window to rear elevation, panelled bath, low level twin flush wc, pedestal wash basin, tiling to walls, low intensity spotlights to ceiling and one central heating radiator.

On The Second Floor

Half Landing

leading to

Main Landing

having eaves storage space and large store cupboard.

Bedroom Four 4.93m x 3.66m (16'2" x 12'0")

having bank of four double glazed rooflights and one central heating radiator.

Bedroom Five 4.93m x 2.95m (16'2" x 9'8")

having Upvc double glazed windows to front and side elevations and one central heating radiator.



Outside

To the front is a mainly lawned fore garden, an adjacent block paved driveway provides parking for two vehicles and leads to an integral garage. To the rear is a good sized garden, screened by timber fencing, has open aspects and features lawned area and two good sized patio areas.

Services

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

Measurement

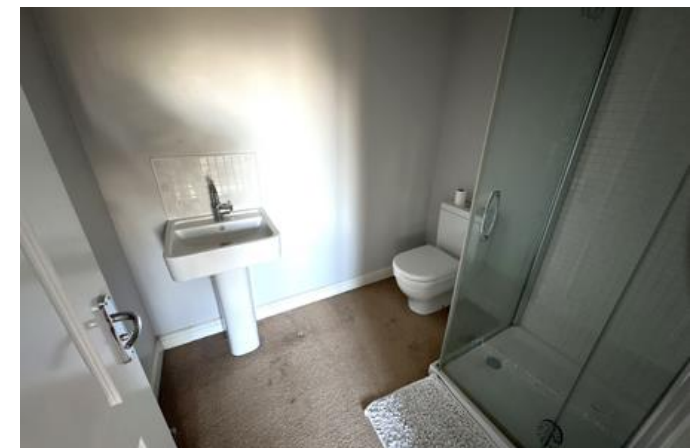
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

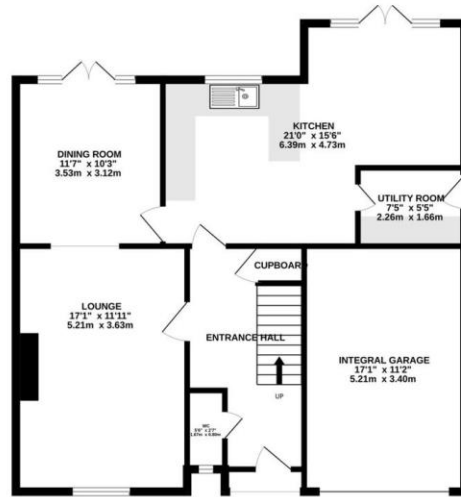
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

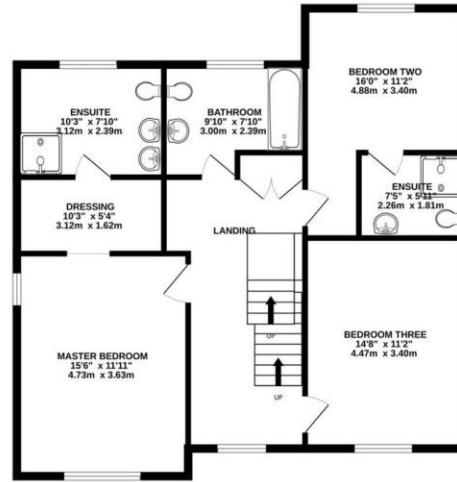
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



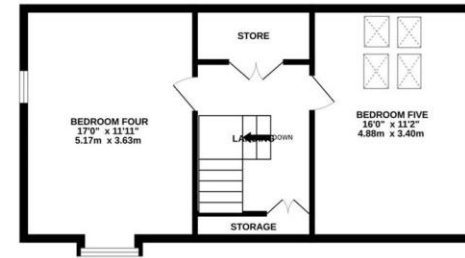
GROUND FLOOR
928 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
901 sq.ft. (83.7 sq.m.) approx.



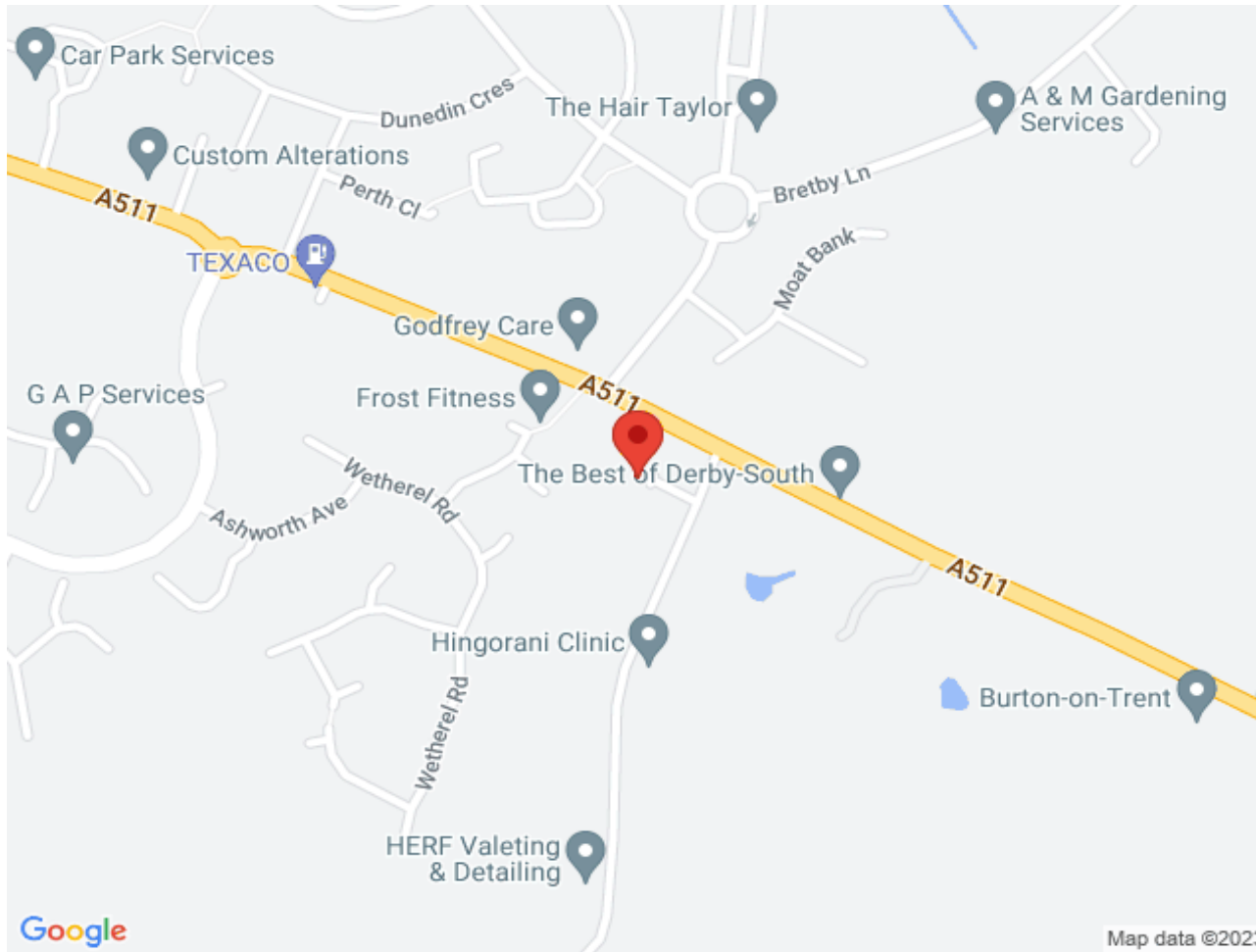
2ND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 2333 sq.ft. (216.8 sq.m.) approx.

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		
(81-91)	B		
(69-80)	C	76	82
(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 High Park