



Sheffield Street, Burton-on-Trent



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Guide price £300,000



## Key Features

- Deceptively Spacious Detached Home
- Four Bedrooms
- Well Presented Throughout
- Four Reception Rooms
- Driveway & Garage
- Viewing A Must
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this impressive and deceptively spacious four bedroomed detached family home which occupies a convenient position. The home is presented to a high standard and in brief comprises: - entrance hall, main reception room, 2nd reception room, dining room, conservatory, large open plan dining kitchen with conservatory off, utility room, guest cloak room and to the rear is a games room with full size snooker table (optional extra) and bar. On the first floor a landing leads to two double and two single bedrooms and sumptuously appointed bathroom and on the second floor is a very useful attic room which could be used for a variety of purposes.

#### Accommodation In Detail

##### Open Canopied Entrance

having half obscure Upvc double glazed entrance door leading to:

##### Entrance Hall

having staircase rising to first floor, fitted shelving and quality fitted laminate flooring.

##### Front Sitting Room 3.96m x 3.54m (13'0" x 11'7")

having quality fitted laminate flooring, feature electric fire and Upvc leaded double glazed window to front elevation.

##### Second Reception Room 2.80m x 3.94m (9'2" x 12'11")

having quality fitted laminate flooring, one central heating radiator, Upvc double glazed window to front elevation and fitted flame effect electric fire.

##### Superb Open Plan Dining Kitchen 7.46m x 3.60m (24'5" x 3'7")

having a lovely array of fitted oak fronted base and eye level units with complementary rolled edged working surfaces, five ring gas hob with extractor canopy over, fitted electric oven, quality fitted oak effect laminate flooring, useful understairs store/pantry, one central heating radiator, coving to ceiling, low intensity spotlights to ceiling and Upvc double glazed French doors leading through to:

##### Conservatory 5.1m x 1.82m extending to 2.84m

having tri-polycarbonate panelled roof, Upvc double glazed units with various top openers, air-conditioning unit and French doors opening out onto the rear garden.

##### Utility 2.20m x 1.92m (7'2" x 6'4")

having sink and draining unit with mixer tap over, plumbing for washing machine and dishwasher, Upvc leaded double glazed window to side elevation, coving to ceiling and low intensity spotlights to ceiling.

##### Inner Lobby

having one central heating radiator, low intensity spotlights to ceiling and coving to ceiling.

##### Guest Cloak Room

having low level wc, vanity wash basin, obscure leaded double glazed window to side elevation, coving to ceiling, access to loft and one central heating radiator.

##### Games Room 6.84m x 4.88m (22'5" x 16'0")

having Upvc double glazed window to side elevation, Upvc door to side, one central heating radiator, beams to ceiling and fitted Main Eco Compact condensing combi gas fired central heating boiler. A full sized snooker table is erected and may be available by separate negotiation.

##### Bar 1.56m x 3.11m (5'1" x 10'2")

having coving to ceiling, lighting and bar area.





## On The First Floor

### Landing

having coving to ceiling, fitted smoke alarm and electric heater.

### Bedroom One 3.55m x 4.17m extending to 4.9m

having leaded Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling and useful overstairs storage cupboard/wardrobe.

### Bedroom Two 2.80m x 3.94m (9'2" x 12'11")

having leaded Upvc double glazed window to front elevation, one central heating radiator and range of built-in wardrobes with cupboards over.

### Bedroom Three 2.74m x 2.58m extending to 3.1m

having a two double built-in wardrobes, one central heating radiator, coving to ceiling and leaded double glazed window to rear elevation.

### Bedroom Four/Study 1.90m x 2.64m (6'2" x 8'8")

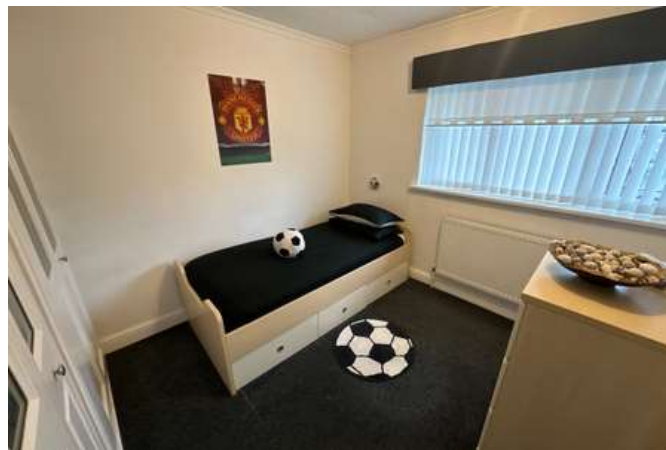
having leaded double glazed window to rear elevation and coving to ceiling.

### Sumptuously Appointed Bathroom 2.60m x 2.66m (8'6" x 8'8")

having a modern white suite comprising corner bath with shower attachment over, pedestal wash basin, low level twin flush wc, shower enclosure with fitted Drenche shower, range of built-in cupboards, obscure Upvc double glazed window to rear elevation, full tiling complement to walls, low intensity spotlights to ceiling and coving to ceiling.

### Large Attic Room 7.42m x 2.40m (24'4" x 7'11")

having Upvc leaded double glazed windows to either side, two central heating radiators, doorways giving access to eaves storage areas.



## Outside

To the front of the property is a small fore court with an adjacent driveway providing ample parking and leading to a garage. To the rear is a pleasant easy to maintain enclosed garden with decking, lawn and patio areas.

## Garage 2.80m x 3.71m (9'2" x 12'2")

having an extensive array of fitted cupboards and shelving.

## Services

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

## Measurement

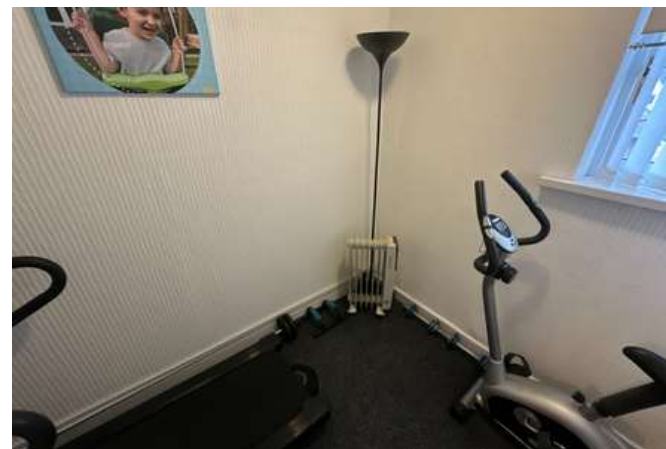
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## 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.

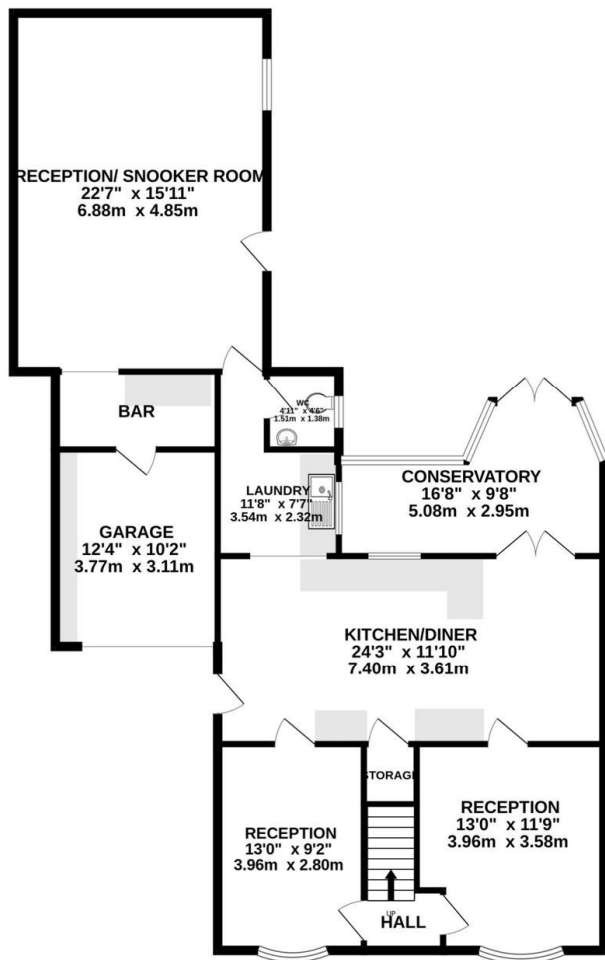
## Note

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. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

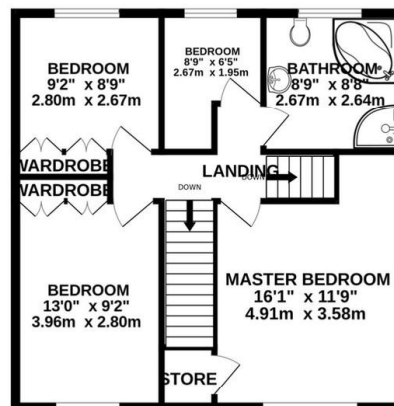




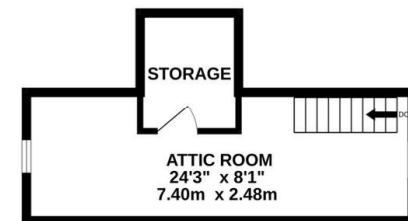
GROUND FLOOR  
1357 sq.ft. (126.0 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.1 sq.m.) approx.



2ND FLOOR  
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 2188 sq.ft. (203.3 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) <b>A</b>		
(81-91) <b>B</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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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