



Dallow Crescent, Burton-on-Trent



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Guide price £190,000



Key Features

- Three Bedroomed Semi Detached House
- Convenient Established Cul De Sac Location
- Well Proportioned Accommodation
- Kitchen & Large Utility Room
- Central Heating & Double Glazing
- Ample Off Road Parking
- EPC rating D
- Freehold





An appealing semi detached home in this convenient established cul de sac location. With the benefit of ample off road parking and a pleasant private enclosed rear garden the property offers well proportioned accommodation which in brief comprises: - entrance hall, lounge, separate dining area with patio doors, kitchen, good sized utility room and on the first floor are three bedrooms and bathroom.

Accommodation In Detail

Upvc entrance door leading to:

Reception Hall

having staircase rising to first floor and one central heating radiator.

Lounge 4.04m x 3.07m (13'4" x 10'1")

having ornate marble fireplace housing a Living Flame coal effect gas fire, one central heating radiator, bow window to front elevation, fitted dado rail and arched feature leading to:

Dining Area 2.76m x 1.78m (9'1" x 5'10")

having Upvc double glazed French doors to the rear and one central heating radiator.

Kitchen 2.82m x 2.10m (9'4" x 6'11")

having stainless steel sink with mixer tap set into marble effect work top, cream fronted base cupboards and drawers, matching wall mounted cupboards with under unit lighting, four ring gas hob, built-in oven and grill, complementary splashback, Upvc double glazed window to rear elevation, understairs store cupboard and door to:

Utility Room 3.12m x 2.03m (10'2" x 6'8")

having Upvc half glazed doors to front and rear elevations, wall mounted boiler, wall mounted cupboard and worktop with cupboard under and appliance space.

On The First Floor

Landing

having airing cupboard.

Bedroom One 4.04m x 2.88m (13'4" x 9'5")

having built-in double wardrobe, one central heating radiator and two windows to front elevation.

Bedroom Two 2.05m x 3.40m (6'8" x 11'2")

having window to rear elevation and one central heating radiator.

Bedroom Three 2.86m x 2.90m (9'5" x 9'6")

having window to rear elevation, one central heating radiator and built-in wardrobes with mirror fronted sliding doors.

Bathroom

having three piece white suite comprising bath with electric shower over, wc, wash basin, tiled surrounds, one central heating radiator and window to rear elevation.

Outside

There is an enclosed, private rear garden with a large patio area and well tended lawns with established borders and a shed. To the front of the property there car standing for two vehicles.

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.

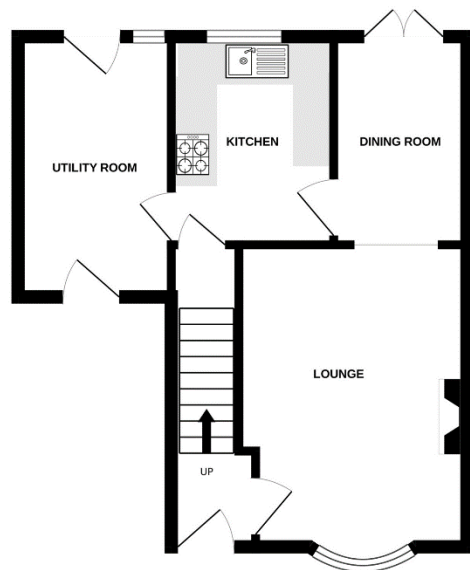
Tenure

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.

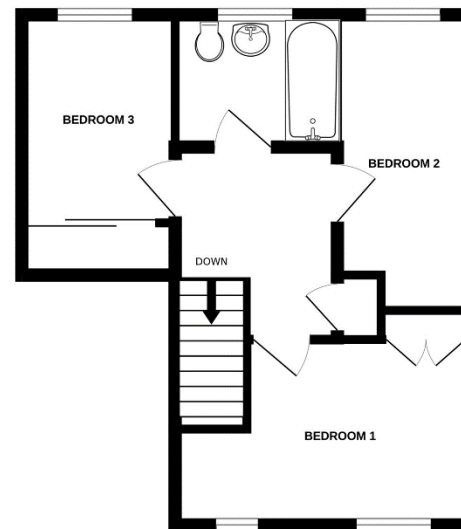
Note

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
374 sq.ft. (34.7 sq.m.) approx.

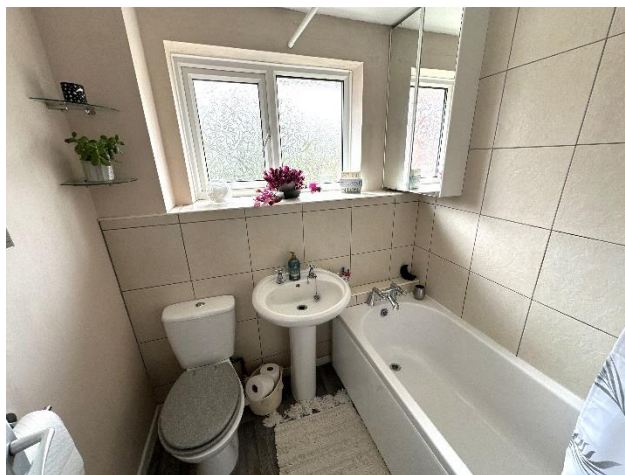


1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:
33 Dallow Crescent