



Field Close, Burton-on-Trent



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Guide price £275,000



## Key Features

- Three Bedroomed Detached Split Level Home
- Cul De Sac Location
- Fantastic Views
- Off Road Parking & Garage
- Larger Than Normal Plot
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating D
- Freehold







Newton Fallowell are pleased to be able to offer for sale this immaculately presented three bedroomed detached split level bungalow in a desirable cul de sac location. In brief the property comprises: - porch, dining area, entrance hall, kitchen, lounge, garden room, two double bedrooms, further single bedroom and family shower room. Outside the property sits in a larger than normal plot, to the rear is an immaculately kept garden with plenty of patio and seating areas and impeccably planted borders. To the front is a driveway providing parking for two vehicles. Viewings are highly recommended to appreciate the internal specification of the property.

counter sink and drainer with chrome mixer tap, Neff six ring induction hob with overhead extractor, electric Neff 'hide & slide' self cleaning oven with self cleaning combination microwave, space for washing machine, integrated fridge, under counter lighting, space-saving pull out trays, plinth heater breakfast bar, access to front loft space, consumer unit for electrics, hidden central heating combination Worcester Bosch boiler, Upvc double glazed window to front elevation, Upvc double glazed window into porch and tile effect Karndean flooring.

#### Lounge 3.19m x 5.48m (10'6" x 18'0")

having multi media points, BT and tv aerial points, central heating controls, Virgin media import, one central heating radiator and Upvc double glazed window to front elevation.

#### Master Bedroom 3.08m x 3.63m (10'1" x 11'11")

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

#### Bedroom Two 3.26m x 2.64m (10'8" x 8'8")

having one central heating radiator, Upvc double glazed window to rear elevation and wood effect laminate flooring.

#### Bedroom Three 2.22m x 2.65m (7'4" x 8'8")

having high level Upvc double glazed window to front elevation.

#### Family Shower Room 3.08m x 1.65m (10'1" x 5'5")

having full porcelain tiling to walls and floor, low level wall mounted wc with hidden cistern and chrome push plate, wall mounted hand basin with chrome fittings, walk-in shower with full length glass shower screen and thermostatic chrome waterfall shower together with hand held shower, electric extractor fan, downlighters, further individual lighting, built-in storage cupboards with mirrored doors, shaver point, large chrome heated towel radiator, underfloor heating and high level frosted Upvc double glazed window to front elevation.

#### Garden Room 1.78m x 5.98m (5'10" x 19'7")

having large central heating radiator, Upvc double glazed window to side elevation and Upvc double glazed sliding doors leading out to rear patio area.

#### Accommodation In Detail

Upvc double glazed door with Upvc double glazed side panels leading to:

#### Porch 2.08m x 0.91m (6'10" x 3'0")

having electric metre, tiled flooring and door leading through to:

#### Entrance Hall

leading through to:

#### Dining Area 3.06m x 2.55m (10'0" x 8'5")

having storage cupboard, one central heating radiator, single glazed wooden window and opening leading through to:

#### Hallway

having smoke alarm, BT point, one central heating radiator and access to the main loft space which is boarded and has power and electric.

#### Kitchen 2.07m x 3.38m (6'10" x 11'1")

having newly fitted kitchen with base and wall mounted units, stone effect Corian worktop with upstand, Corian under







### Outside

To the rear of the property is an enclosed split level garden featuring a large black slate patio, half height rendered wall with marble coping stones, well kept lawned area, seating areas and mature beautifully planted borders, pergola and water feature. To the side is a further seating area/barbecue area together with storage area. To the front is a tarmac driveway providing parking for two vehicles, steps lead to the front door and a pathway leads to the rear gate. To the further side is a further seating area, wild garden which is bordered with mature hedges. There is an integrated underneath garage.

### Garage 3.05m x 5.37m (10'0" x 17'7")

with electric up and over insulated garage door, electric, light, storage space and plenty of space for utility room.

### 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.

### Services

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.

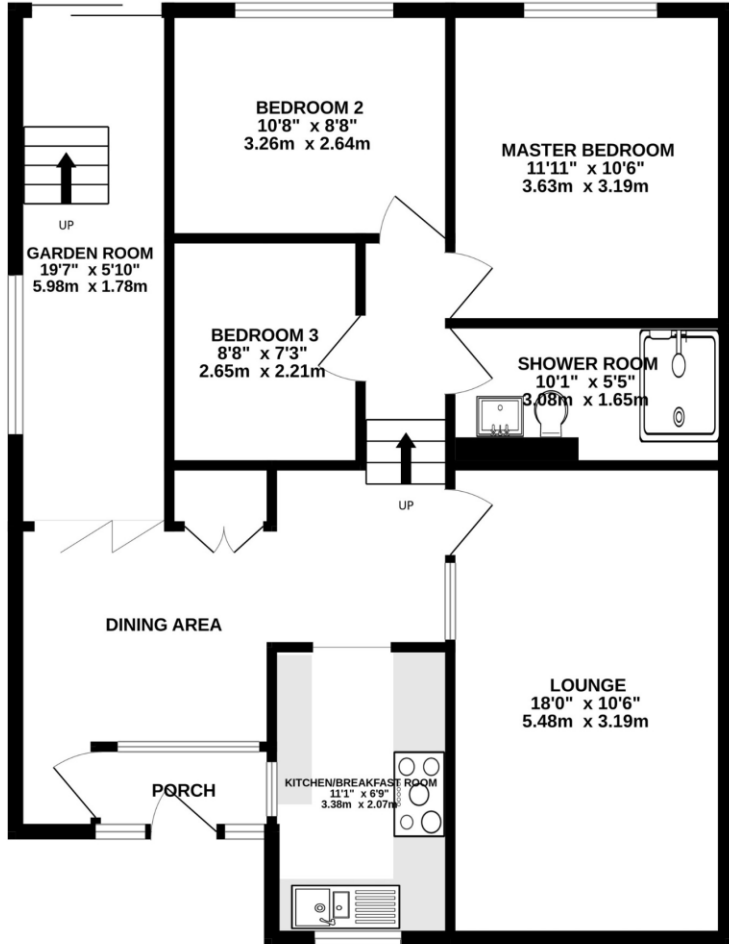




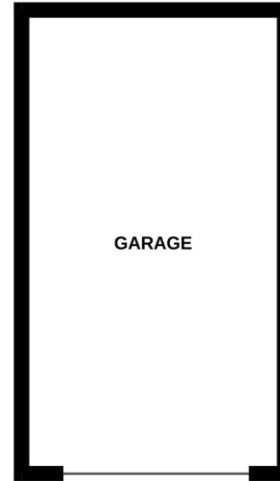




1ST FLOOR  
909 sq.ft. (84.4 sq.m.) approx.



GROUND FLOOR  
176 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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