

Caroline Court, Burton-on-Trent



Guide price £225,000



## Key Features

- Modern Three Storey Home
- Three Good Sized Bedrooms
- Well Presented Throughout
- Gas Fired Central Heating & Double Glazing
- Excellent Parking & Garage
- Fabulous Master Bedroom Suite with En-Suite & Dressing Area
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented spacious three bedroom three storey town house which is located in a highly desirable development within easy reach of the town centre. The centrally heated and double glazed accommodation is of spacious proportions and briefly comprises: - entrance hall, guest cloak room, well fitted kitchen, large lounge/diner, on the first floor a light and airy landing leads to two good sized double bedrooms together with family bathroom, on the second floor is an impressive master bedroom suite with dressing area and large en-suite. Outside to the front of the property is ample parking together with a small fore garden. To the rear is a pleasant enclosed garden, a driveway and garaging are located to the rear of the house.

#### Accommodation In Detail

##### Open Canopied Entrance

having useful full height store and obscure leaded security double glazed entrance door leading to:

##### Entrance Hall

having staircase rising to first floor, useful understairs storage cupboard, fitted smoke alarm and thermostatic control for central heating.

##### Guest Cloak Room

having low level push button wc, wall mounted wash hand basin and one central heating radiator.

##### Lounge/Diner 4.06m x 4.50m (13'4" x 14'10")

having double glazed French doors with double glazed lights to either side leading to rear garden and one central heating radiator.

##### Kitchen 1.91m x 3.71m (6'4" x 12'2")

having an extensive array of maple effect base and eye level units with complementary rolled edged black granite effect working surfaces, four ring Zanussi gas hob with electric oven under and extractor over, sink and draining unit, plumbing for automatic washing machine, double glazed window to front elevation and fitted wall mounted combination gas fired central heating boiler.

#### On The First Floor

##### Landing

having double glazed windows to side elevation and front elevations, one central heating radiator and fitted smoke alarm.

##### Bedroom Two 4.06m x 3.68m (13'4" x 12'1")

having double glazed window to rear elevation, one central heating radiator and dimmer switch for lighting.

##### Bedroom Three 3.56m x 1.91m (11'8" x 6'4")

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

#### Bathroom

having three piece suite comprising panelled bath, pedestal wash hand basin, low level push button wc, fitted extractor vent and one central heating radiator.

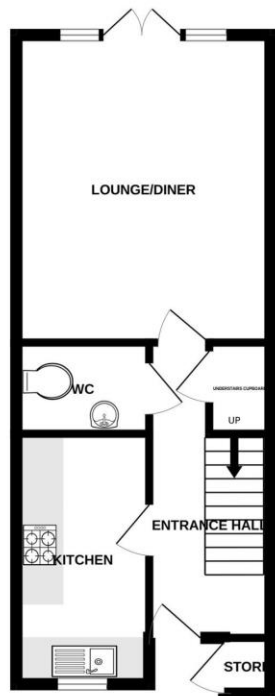
#### On The Second Floor

##### Landing

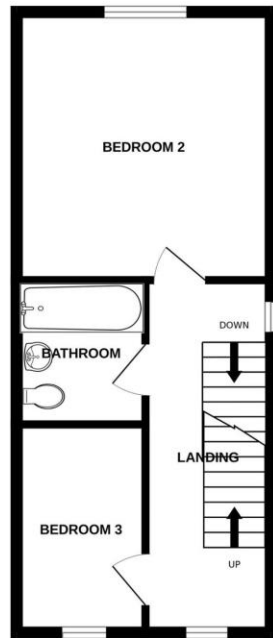
having double glazed window to side elevation.



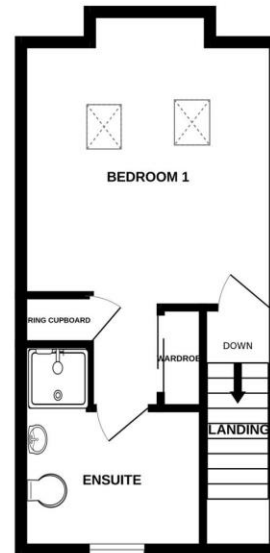
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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**Master Bedroom** 4.06m x 3.73m extending to 5.64m into dressing

having quadruple bank of Velux roof lights, one central heating radiator, built-in double mirrored wardrobes and airing cupboard incorporating lagged hot water cylinder.

**En-Suite**

having three piece suite comprising shower cubicle, pedestal wash hand basin, low level push button wc, obscure double glazed window to front elevation, one central heating radiator and fitted extractor vent.



### Outside

To the front of the property is a small fore garden together with parking to the front. The rear also provides parking which leads to a detached brick built garage with up and over door.

### 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	77	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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