



Mayflower Drive, Burton-on-Trent



2



1



1

Guide price £205,000



Key Features

- Modern Semi Detached Home
 - Two Double Bedrooms
 - High Specification
 - Off Road Parking
 - Good Sized Private Rear Garden
-
- EPC rating B
 - Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented two bedroomed semi detached home. The property being nearly new and offering good sized living space and double bedrooms and also having the benefit of a two car drive and a good sized private rear garden with seating area. Viewings are advised.

Accommodation In Detail

Frosted composite double glazed entrance door leading to:

Lounge 3.95m x 4.12m (13'0" x 13'6")

having staircase rising to first floor, thermostat for central heating, doorbell chime, media point for tv and BT, fire alarm, carpet to floor, one central heating radiator and floor to ceiling Upvc double glazed window to front elevation.

Dining Kitchen 3.53m x 4.12m (11'7" x 13'6")

having understairs storage which houses the consumer unit, range of base and eye level units with chrome handles, marble effect work top, AEG electric single oven, AEG four ring gas hob, AEG extractor, Blanco stainless steel sink and drainer with chrome mixer tap, undercounter lighting, built-in dishwasher and fridge/freezer, cupboard housing the Ideal gas fired combination boiler, space for washing machine, upstand matching the work top, LVT wood effect flooring, fire alarm, carbon monoxide monitor, one central heating radiator, Upvc double glazed door with glazed side panel leading gout to rear patio and Upvc double glazed window to rear elevation.

Guest Cloak Room 1.06m x 1.52m (3'6" x 5'0")

having low level wc with hidden cistern, space-saving vanity hand basin with chrome mixer tap, tiled shelf, extractor fan, one central heating radiator, LVT wood effect flooring and frosted Upvc double glazed window to side elevation.

On The First Floor

Landing

having access to loft space, fire alarm and carpet to floor.

Master Bedroom 3.55m x 4.12m (11'7" x 13'6")

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

Bedroom Two 2.52m x 4.12m (8'4" x 13'6")

having overstairs storage, one central heating radiator, Upvc double glazed window to front elevation and carpet to floor.

Bathroom 2.06m x 1.94m (6'10" x 6'5")

having low level wc with hidden cistern, wall mounted half pedestal hand basin with chrome mixer tap, bath with chrome mixer tap and chrome thermostatic shower over, full tiling around bath area, extractor fan, shaver point, chrome heated towel radiator, frosted Upvc double glazed window to side elevation and stone effect LVT flooring.

Outside

To the front of the property is a courtyard style garden with mature plants and box hedging covered with bark. To the side is a tandem block paved driveway leading to the rear garden via a gate. To the rear is a fully enclosed good sized garden which is not overlooked, has a good sized patio with buff stone slabs, the rest of the garden is mainly laid to lawn with mature borders, plants and trees. There is space for a garden shed.

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

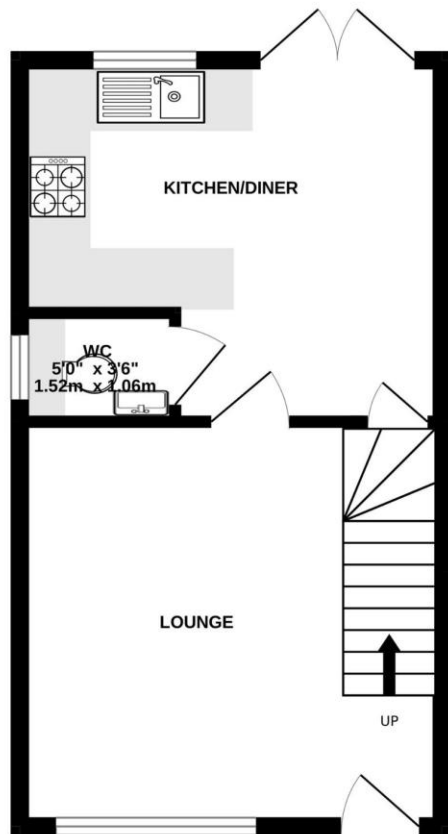
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

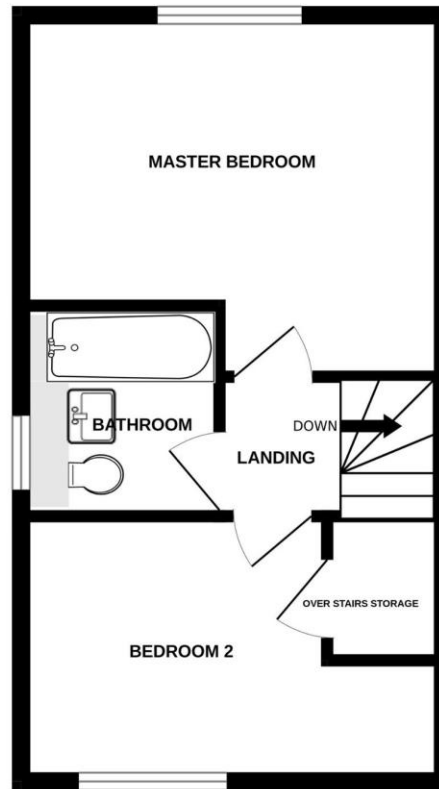
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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.
Made with Metropix ©2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		