NEWTONFALLOWELL



Castilla Place, Burton-on-Trent





Guide price £265,000









Key Features

- Modern Detached Home
- **Corner Plot Position**
- Good Accommodation Arranged Over Three Storeys
- Upvc Double Glazing & Gas Fired **Central Heating**
- Driveway & Garage
- Master Bedroom With En-Suite
- EPC rating C
- Freehold















Newton Fallowell are pleased to be able to offer for sale this three storey modern detached home occupying a corner plot position upon this popular maturing development. Arranged over two floors the accommodation is of good proportions and worthy of an internal inspection in order to appreciate the accommodation on offer.

Accommodation In Detail

Security entrance door with obscure double glazed light leading to:

Entrance Hall

having fitted laminate flooring, one central heating radiator, staircase rising to first floor and thermostatic control for central heating.

Guest Cloak Room

having low level wc, pedestal wash basin, fitted laminate flooring and one central heating radiator.

Lounge 3.21m x 4.95m (10'6" x 16'2")

having fitted laminate flooring, one central heating radiator, Upvc double glazed window to front elevation and double glazed French doors opening out to the rear garden.

Kitchen 2.9m x 4.95m (9'6" x 16'2")

having Upvc double glazed windows to front and side elevations, two central heating radiators, range of light oak fronted base and eye level units with complementary rolled edged working surfaces, four ring gas hob with electric double oven under and extractor over, part ceramic tiling to floor and stainless steel sink and draining unit.

Utility Room 2.14m x 1.45m (7'0" x 4'10")

having fitted wall mounted gas fired central heating boiler, ceramic tiling to floor, one central heating radiator and half obscure double glazed door to rear.

On The First Floor

Landing

having double glazed window to front elevation, one central heating radiator and staircase rising to second floor.

Master Bedroom 3.2m x 5.05m (10'6" x 16'7")

having Upvc double glazed windows to side and rear elevations and one central heating radiator.

En-Suite Shower Room

having white suite comprising pedestal wash basin, low level wc, shower enclosure with thermostatically controlled shower, heated ladder towel radiator, obscure Upvc double glazed porthole window to front elevation, fitted shaver point and extractor.

Bedroom Two 3.17m x 2.9m (10'5" x 9'6")

having Upvc double glazed window to front elevation, one central heating radiator and useful understairs store.

Bathroom

having suite comprising panelled bath with thermostatically controlled shower over, pedestal wash basin, low level wc, full tiling around bath and half tiling to further walls, heated chrome ladder towel radiator and obscure Upvc double glazed window to rear elevation.

On The Second Floor

Large Landing

having one central heating radiator.

Bedroom Three 4.18m x 5.05m (13'8" x 16'7")

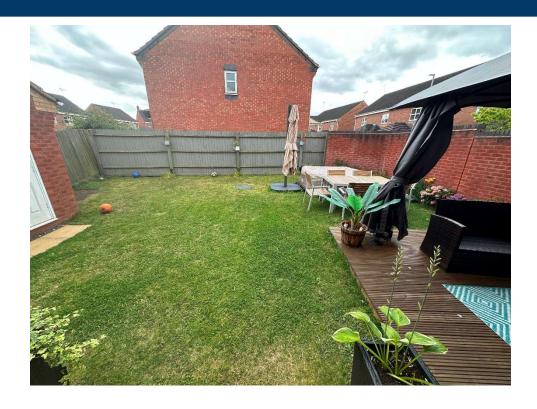
having Upvc double glazed windows to front and side elevations, Velux rooflight to rear and one central heating radiator.

Bedroom Four 3.2m x 5.07m (10'6" x 16'7")

having Upvc double glazed windows to front and side elevations, one central heating radiator and Velux rooflight.

Services

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



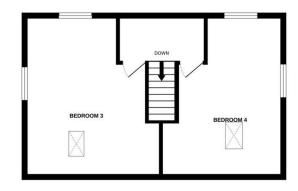
GROUND FLOOR 418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR 414 sq.ft. (38.5 sq.m.) approx.

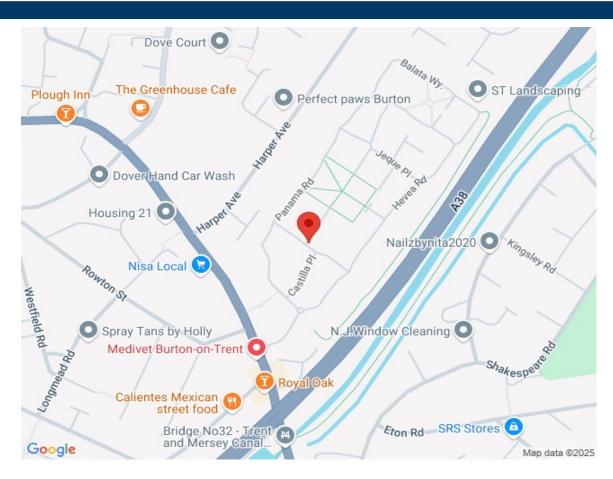


2ND FLOOR 418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 1251 sq.ft. (116.2 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 quarantee



Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92+) A (81-91) B (69-90) C (55-68) D (39-54) E (1-20) G Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC

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.

