



Waverley Lane, Burton-on-Trent



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Asking price £215,000



Key Features

- Three Bedroomed Detached Home
- Well Positioned Close To Amenities & Facilities
- Upvc Double Glazing & Gas Fired Central Heating
- Completely Refurbished To A Good Standard Throughout
- Extensive Off Road Parking & Garage
- Separate Work From Home Pod/Gym
- EPC rating D
- Freehold





This beautifully presented, fully renovated detached home occupies a convenient position and benefits from gas fired central heating and Upvc double glazing and in brief comprises: - entrance porch, large reception room, fully fitted dining kitchen and on the first floor a landing leads to three well proportioned bedrooms and fitted bathroom with modern white suite. Outside to the front is extensive driveway providing parking for numerous vehicles and leads to the garage, to the rear of which is a work from home office/gym. To the rear is a delightful landscaped easy to maintain garden with decking and artificial lawned areas.



Accommodation In Detail

Half double glazed entrance door leading to:

Entrance Lobby

having double glazed lights to front and side and door leading through to:

Impressive Reception Room

having Upvc double glazed bay window to front elevation, one double central heating radiator, staircase rising to first floor, quality fitted laminate flooring and doorway leading through to:

Superb Open Plan Dining Kitchen

having a lovely array of high gloss white fronted base and eye level units with complementary rolled edged working surfaces, integrated four ring induction electric hob with oven under and extractor over, polycarbonate sink and draining unit with swan neck mixer tap over, plumbing for washing machine, quality fitted woodgrain effect laminate flooring, two central heating radiators, low intensity spotlights to ceiling, Upvc double glazed window to rear elevation, Upvc double glazed French doors opening out to the rear decking area.



On The First Floor

Landing

having access to loft via retractable ladder and fitted smoke alarm.

Bedroom One

having Upvc double glazed window to front elevation, one central heating radiator and feature panelling to the gable wall.

Bedroom Two

having Upvc double glazed window to rear elevation, one central heating radiator and range of mirror fronted wardrobes.

Bedroom Three

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

Sumptuously Appointed Re-Fitted Bathroom

having suite comprising P-shaped bath with thermostatically controlled Drenche shower together with curved glazed screen, vanity wash basin, low level wc, marble effect tiling to floor and three walls, obscure Upvc double glazed window to rear elevation, fitted shaver point, heated ladder chrome towel radiator, low intensity spotlights to ceiling and fitted extractor vent.

Outside

To the front is a fore garden and a driveway provides extensive parking and leads to a detached brick built garage. Beyond which lies an extremely useful work from home office/gymnasium which is fully insulated. To the rear is a lovely landscaped garden featuring two large decking areas, all screened by timber fencing with a raised border and artificial lawn.

Garage 2.5m x 5m (8'2" x 16'5")

having up and over door, electric light and power.

Office/Gym 2.47m x 3.86m (8'1" x 12'8")

having electric light, power and Upvc double glazed French doors.



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.

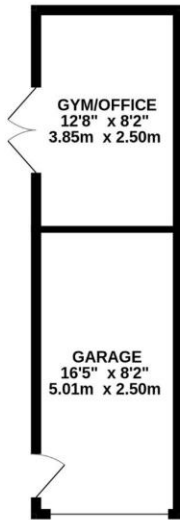
Note

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.

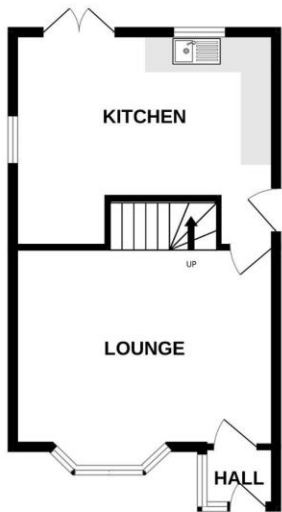
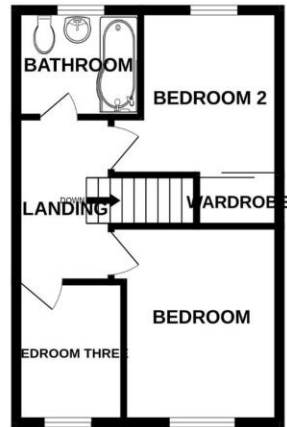




GROUND FLOOR



1ST FLOOR



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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