



Rook Drive, Burton-on-Trent



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Guide price £250,000



Key Features

- End Town House
- Three Double Bedrooms
- Master With En-Suite
- Driveway & Garage
- Well Appointed Throughout
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- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well appointed three bed roomed end town house which in brief comprises: - entrance hall, guest cloak room, lounge, inner hallway, dining kitchen, on the first floor are two bedrooms and bathroom and on the second floor a landing leads to the master bedroom and en-suite. The property also benefits from off road parking, detached garage and immaculately landscaped private rear garden.

Accommodation In Detail

Composite door leading to:

Entrance Hall

having fitted smoke alarm and one central heating radiator.

Guest Cloak Room 1.52m x 0.95m (5'0" x 3'1")

having low level wc, space saving wash basin with chrome fittings and one central heating radiator.

Lounge 4.57m x 3.67m (15'0" x 12'0")

having control for thermostat, BT and tv aerial points, one central heating radiator, understairs storage cupboard and Upvc double glazed bay window to front elevation.

Inner Hallway

having staircase rising to first floor, fitted smoke alarm and one central heating radiator.

Dining Kitchen 3.19m x 4.7m (10'6" x 15'5")

having high gloss base and wall mounted units with chrome handles, wood effect laminate worktop, four ring gas hob with extractor over, single electric oven, stainless steel sink and draining unit with chrome mixer tap, under counter lighting, cupboard housing gas fired combination boiler, feature wood panelling to one wall, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed French doors leading out to rear garden.

On The First Floor

Landing

having fitted smoke alarm and built-in storage cupboard.

Bedroom Two 4.17m x 2.65m (13'8" x 8'8")

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

Bedroom Three 3.21m x 2.65m (10'6" x 8'8")

having built-in double wardrobes, one central heating radiator and Upvc double glazed window to front elevation

Family Bathroom 2.5m x 1.96m (8'2" x 6'5")

having low level wc, pedestal wash basin with chrome fittings, bath with chrome mixer tap, half height tiling to walls, heated towel radiator, extractor fan and frosted Upvc double glazed to rear elevation.

Lobby 2.24m x 1.98m (7'4" x 6'6")

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

On The Second Floor

Master Bedroom 4.7m x 6.6m (15'5" x 21'8")

having control for central heating, one central heating radiator, Upvc double glazed window to front elevation and two Velux windows to rear.

En-Suite 2.62m x 1.2m (8'7" x 3'11")

having low level wc, pedestal wash basin with chrome fittings, enclosed shower cubicle with glass sliding doors, electric shower, full tiling complement, shaver point, extractor fan and heated towel radiator.



Outside

To the front of the property is a tarmac driveway providing parking for two vehicles and leading to a detached single garage, together with a small front yard which is mainly laid to lawn. To the rear is an enclosed garden which is fully paved with a mature border.

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.



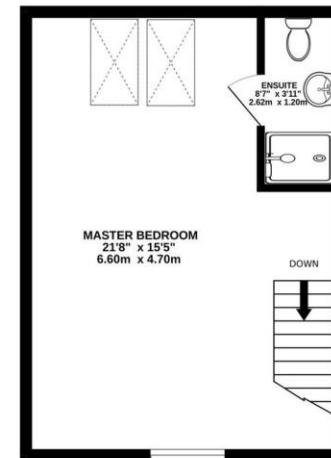
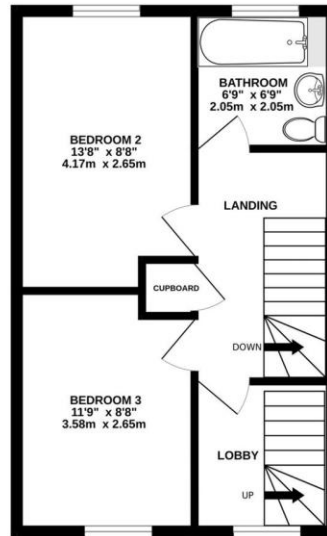
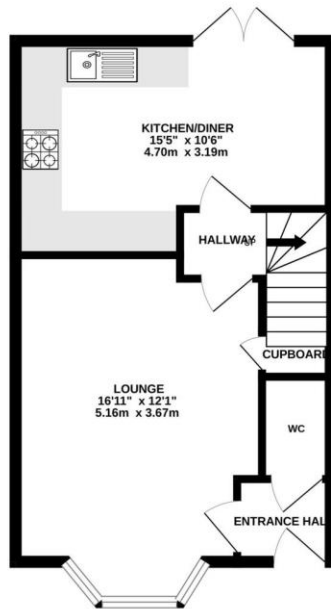




GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.

2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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