



Wilson Way, Burton-on-Trent



4



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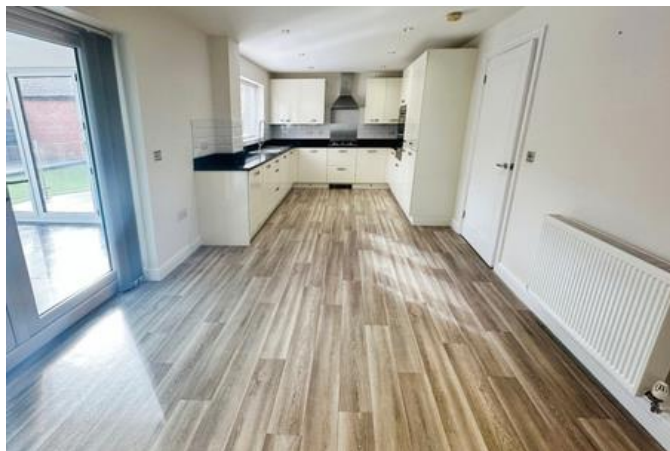


Guide price £350,000



## Key Features

- Envidable Cul De Sac Location
- Immediate Vacant Possession
- Four Bedrooms
- Master With En-Suite
- Low Maintenance Gardens
- 
- EPC rating B
- Freehold





This four bedroomed property is well worthy of consideration over other similar properties. Occupying a popular and well regarded location just a few 100yds from the local schools the property enjoys a relatively peaceful cul de sac setting fronting open grass. Offered with immediate vacant possession the accommodation offers many attractive features which in brief comprises: entrance hall, guest cloak room, living room, kitchen, utility room, garden room and on the first floor a landing leads to four bedrooms, en-suite and family bathroom. There is parking to the front together with an integral garage and to the rear is an attractive low maintenance garden.

#### Accommodation In Detail

Half glazed entrance door opening into:

#### Entrance Porch

having adjacent windows and part glazed inner door opening into:

#### Reception Hall

having one central heating radiator, winding staircase rising to first floor and understairs store cupboard.

#### Guest Cloak Room

having wc, wash basin, wood effect flooring, one central heating radiator, recessed ceiling lights and window to front elevation.

#### Lounge 3.83m x 4.19m (12'7" x 13'8")

having contemporary marble effect fireplace housing ornamental stone and stainless steel fire, bay window to front elevation, window to side, cornice detail to ceiling and two central heating radiators.

#### Dining Kitchen 4.19m x 6.83m (13'8" x 22'5")

featuring:

#### Kitchen Area

having stainless steel sink with mixer tap set into onyx effect work top with complementary splashback and tiling to walls, high gloss fronted base cupboards and drawers including pan cupboard, concealed integrated dishwasher, housing for fridge/freezer, matching wall mounted units, built-in double oven, pull out larder cupboard, four ring gas hob with stainless steel splashback and matching extractor canopy, recessed ceiling lights and wood effect flooring.

#### Dining Area

having one central heating radiator and Upvc double doors leading through to the conservatory/garden room.

#### Utility/Rear Porch 1.6m x 2m (5'2" x 6'7")

having stainless steel sink set into wood effect work top with complementary splashback and tiling to walls, base cupboard and matching wall mounted cupboards, appliance space, one central heating radiator, half glazed door to side elevation and recessed ceiling lights.

#### Garden Room 3.46m x 3.84m (11'5" x 12'7")

having one central heating radiator, modern marble fireplace housing stainless steel electric fire, ceramic tiling to floor, lantern styled roof with recessed ceiling lights, high level windows to one side, further windows to rear and bi-fold doors leading to the side decking.

#### On The First Floor

#### Landing

having low level lighting, one central heating radiator, linen cupboard, further cupboard housing hot water tank, recessed ceiling lights and window to front elevation.

#### Master Bedroom 3.23m x 4.18m (10'7" x 13'8")

having vertical panelled radiator, built-in double wardrobe, window to side elevation and Upvc double doors opening out to Juliet balcony.

#### En-Suite

having corner shower, wc, wash basin with tiled splashback, recessed ceiling lights, ladder style radiator and wood effect flooring.





### Bedroom Two 2.02m x 2.94m (6'7" x 9'7")

having wardrobes to one wall with mirrored fronted sliding doors, one central heating radiator and window to front elevation.

### Bedroom Three 3.22m x 3.94m (10'7" x 12'11")

having window to rear elevation, built-in double wardrobe and one central heating radiator.

### Bedroom Four 3.71m x 3.22m (12'2" x 10'7")

having one central heating radiator, window to rear elevation and built-in double wardrobe with mirrored doors.

### Family Bathroom

having three piece white suite comprising bath with shower attachment over together with glazed side screen, wc, wash basin, wood effect laminate flooring, recessed ceiling lights and ladder style radiator.

### Outside

To the front of the property there is a driveway giving access to the integral garage. To the rear there is a decking area with glazed balustrades, artificial lawn, further patio and decking areas.

### 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

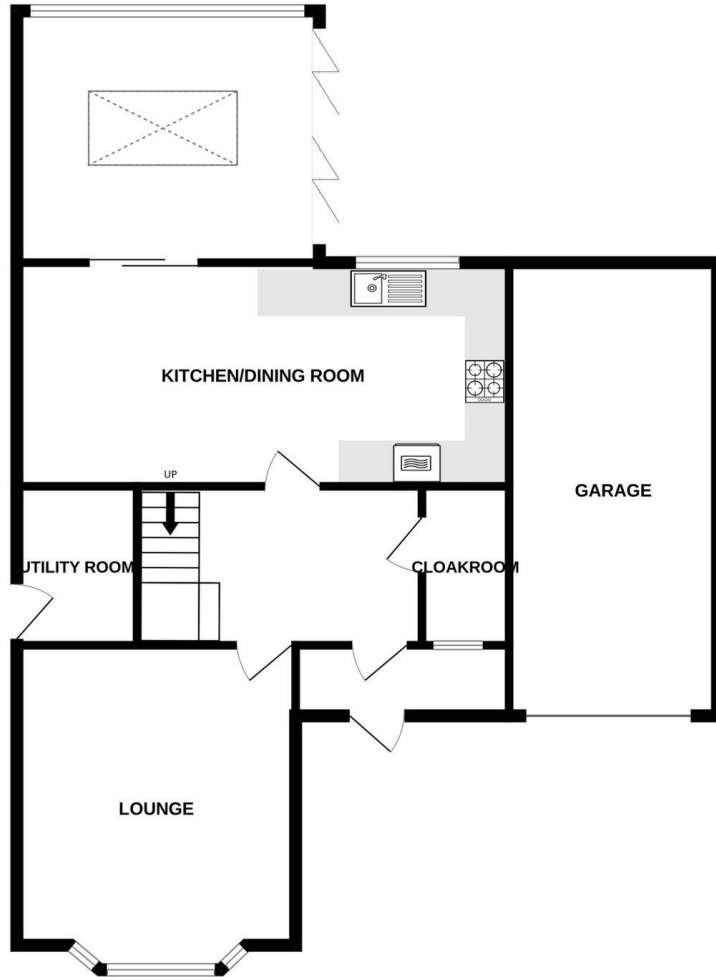
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



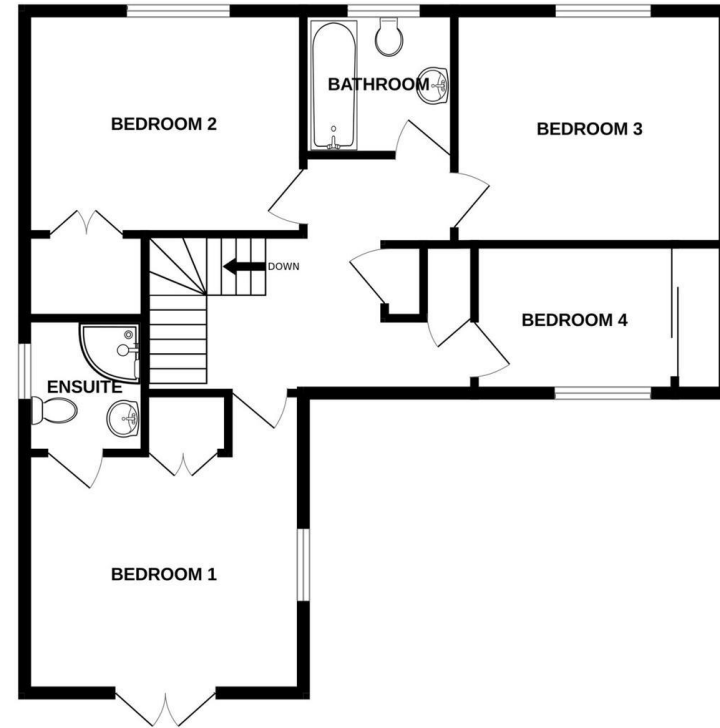




GROUND FLOOR  
962 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1695 sq.ft. (157.5 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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	
<small>WWW.EPC4U.COM</small>		

