



Panama Road, Burton-on-Trent



3



2



1

Guide price £245,000



Key Features

- Attractive Three Bedroomed Home
- Well Established Residential Location
- En-Suite To Master Bedroom
- Parking & Garage
- Enclosed Gardens
- EPC rating C
- Freehold





A detached modern family home situated on this established residential development close to Burton town centre. The property is of a contemporary design with reception hall, guest cloak room, good sized living room, open plan dining kitchen with fitted appliances, utility room and on the first floor a landing leads to master bedroom with en-suite, two further bedrooms and bathroom. Outside the property is complemented by an enclosed garden, single garage and ample parking.

Accommodation In Detail

Entrance Porch

having half glazed entrance door opening into:

Reception Hall

having staircase rising to first floor.

Guest Cloak Room

having wc, wash basin and one central heating radiator.

Lounge 3.11m x 4.97m (10'2" x 16'4")

having Upvc double glazed French doors opening out to the rear garden, one central heating radiator, wood effect flooring and square bay window to front elevation.

Dining Kitchen 2.87m x 4.96m (9'5" x 16'4")

having stainless steel sink set into a work top with complementary splashback, high gloss fronted base cupboards and drawers, integrated dishwasher, fridge and freezer, four ring gas hob with stainless steel splashback and extractor canopy over, built-in oven, matching wall mounted cupboards with under cover lighting, window to side elevation, wood effect flooring, peninsula bar to dining area, two central heating radiators and window to front elevation.

Utility Room 1.42m x 2.14m (4'8" x 7'0")

having one central heating radiator, work top with appliance space under, wood effect flooring and part glazed door to rear elevation.

On The First Floor

Landing

having airing cupboard and window to rear elevation.

Bedroom One 2.93m x 3.21m (9'7" x 10'6")

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

En-Suite Shower Room

having wc, wash basin, corner shower unit, tiling to walls, one central heating radiator and window to front elevation.

Bedroom Two 2.57m x 3.19m (8'5" x 10'6")

having one central heating radiator and windows to front and side elevations.

Bedroom Three 2.31m x 2.25m (7'7" x 7'5")

having window to side elevation and one central heating radiator.

Bathroom

having three piece white suite comprising bath with shower attachment over and glazed side screen, wc, wash basin, tiled effect flooring, one central heating radiator and window to side elevation.

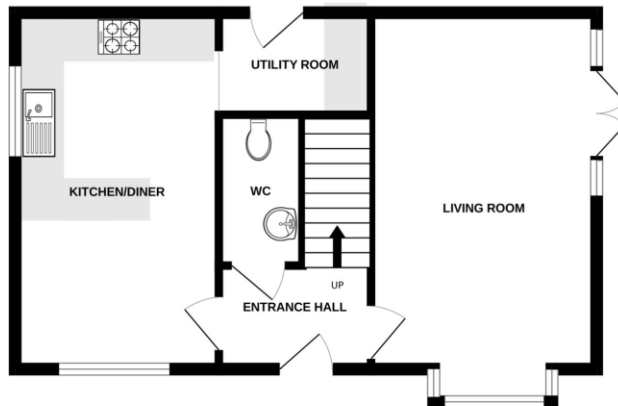
Outside

To the front of the property there is ample car parking and access to a garage with up and over door, there is pedestrian access to the garden. The rear gardens is walled and offers a good degree of privacy with paved patio and lawned areas.

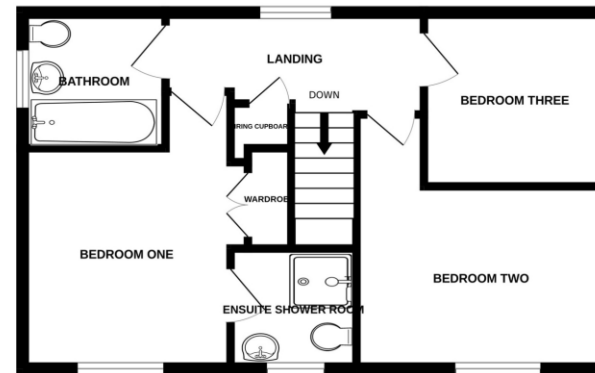




GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.

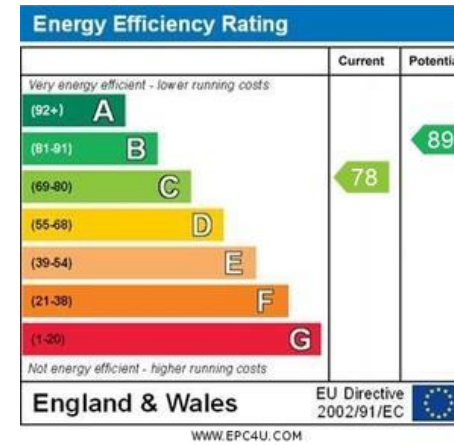
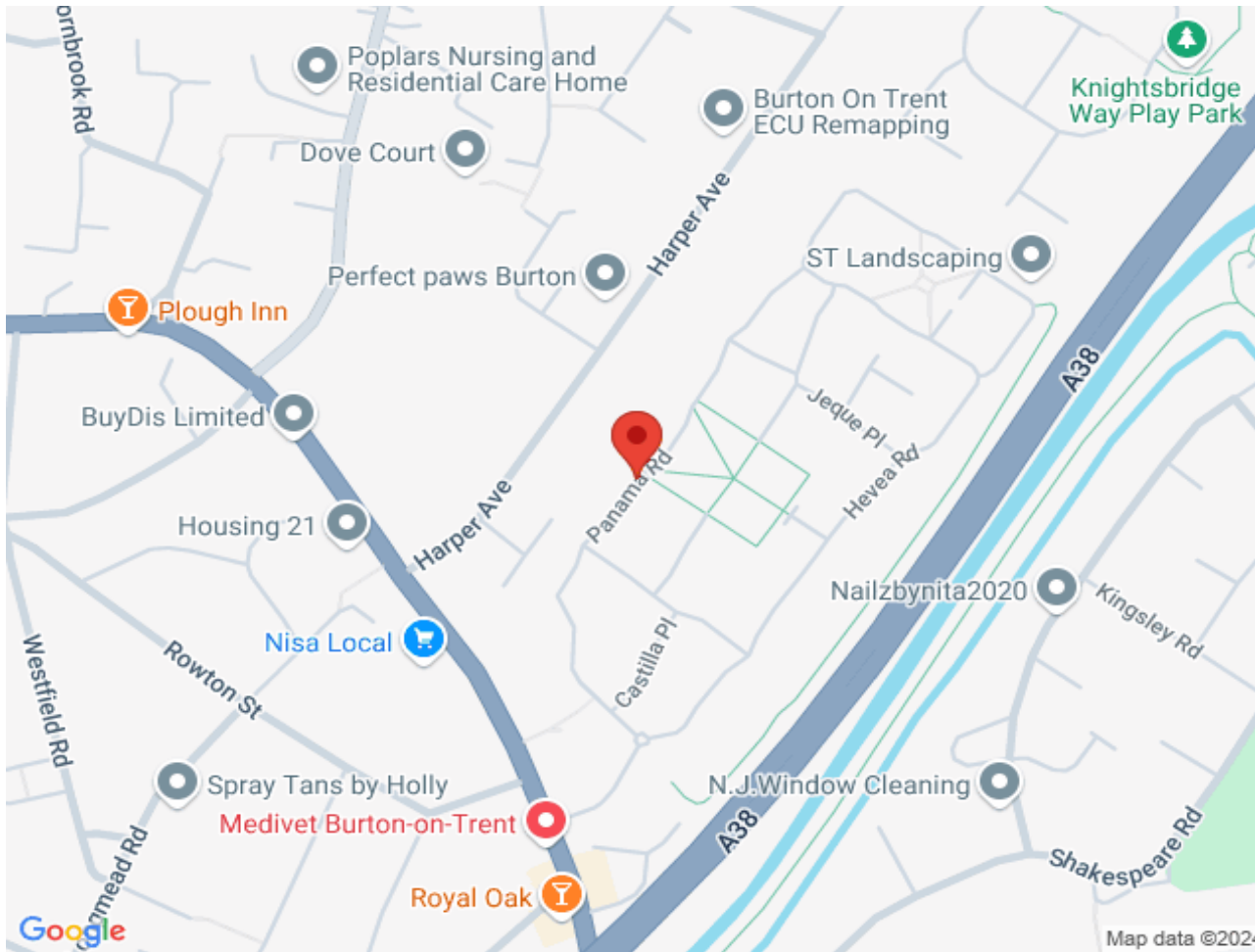


1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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



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.

