



Hopwood Lane, Burton-on-Trent



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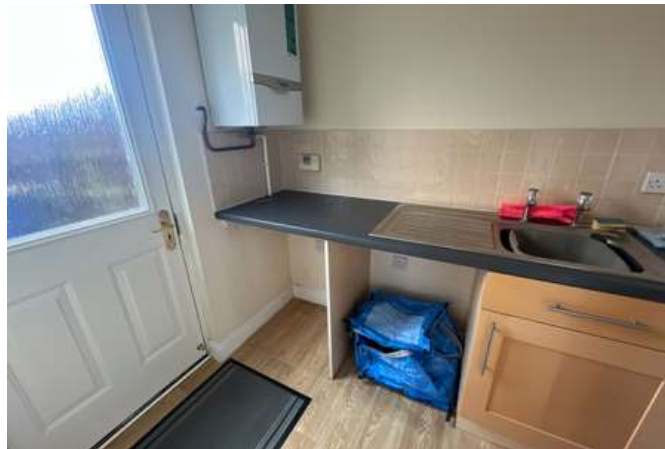
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Guide price £400,000



Key Features

- Imposing Family Home
- Envious Cul de Sac Location
- Open Aspects to the River Trent & Grassland
- Immediate Vacant Possession
- Well Presented & Well Proportioned Accommodation
- Four Bedrooms
- EPC rating C
- Freehold





A particularly appealing family home in this splendid setting. The property enjoys open aspects over grassland and the River Trent beyond in this very peaceful and convenient setting. Situated approximately 1.5 miles from Burton town centre the property stands on a private drive within this small cul de sac. In brief the accommodation comprises: reception hall, cloak room, study, lounge, dining room, attractive breakfast kitchen, master bedroom with en-suite shower, three further bedrooms with fitted wardrobes and a family bathroom. Externally there is an enclosed garden to the rear together with a detached double garage.

Accommodation In Detail

Part glazed entrance door opening into:

Entrance Hall

having one central heating radiator, wood effect flooring, winding staircase to first floor and cloaks cupboard.

Guest Cloak Room

having wc, wash basin with tiled splashback and one central heating radiator.

Study 2.68m x 1.97m (8'10" x 6'6")

having one central heating radiator and bay window to front elevation.

Lounge 5.6m x 3.7m (18'5" x 12'1")

having bay window to front elevation, ornamental period fireplace with marble inserts and hearth housing a coal effect gas fire, two central heating radiators, leaded bay window to front elevation, cornice detail to ceiling and double doors opening into:

Dining Room 3.69m x 2.71m (12'1" x 8'11")

having one central heating radiator and Upvc double doors opening out to the rear garden.

Breakfast Kitchen 3.43m x 2.9m (11'4" x 9'6")

having stainless steel sink with mixer tap set into a roll edged worktop with tiled surrounds, light wood fronted base cupboards with drawers, matching wall mounted wall cupboards including corner display shelving, integrated dishwasher, fridge and freezer, built-in oven, four ring gas hob with extractor canopy over, two glass fronted display cabinets, window to rear elevation, peninsula bar, wood effect laminate flooring and recessed ceiling lights.

Breakfast Area

having two central heating radiators, recessed ceiling lights, wood effect laminate flooring, large bay overlooking the rear garden and double doors leading out to the rear garden.

Utility Room 2.1m x 1.72m (6'11" x 5'7")

having stainless steel sinks set into worktop with cupboard under, one central heating radiator and door to side elevation.

On The First Floor

Galleried Landing

having window to the stairwell and built-in store/airing cupboard.

Bedroom One 4.56m x 3.66m (15'0" x 12'0")

having two central heating radiators, coving to ceiling, window to front elevation and two built-in double wardrobe.

En-Suite

having fully tiled shower cubicle, wc, wash basin with tiled surround, one central heating radiator and windows to rear and side elevations.

Bedroom Two 3.01m x 2.58m (9'11" x 8'6")

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



Bedroom Three 3m x 2.86m (9'10" x 9'5")

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

Bedroom Four 3.41m x 3.12m (11'2" x 10'2")

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

Bathroom

having three piece white suite comprising bath with shower over, wc, wash basin, fully tiled walls and one central heating radiator.

Outside

The property stands on a private drive accessed from Hopwood Lane. There is a double width driveway giving access to a detached double garage. To the rear is a well tended enclosed garden laid predominantly to lawn with a variety of established shrubs, there is a patio area and pedestrian access to the driveway.

Double Garage 5.18m x 5.07m (17'0" x 16'7")

having twin up and over doors and personnel door to side.

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.

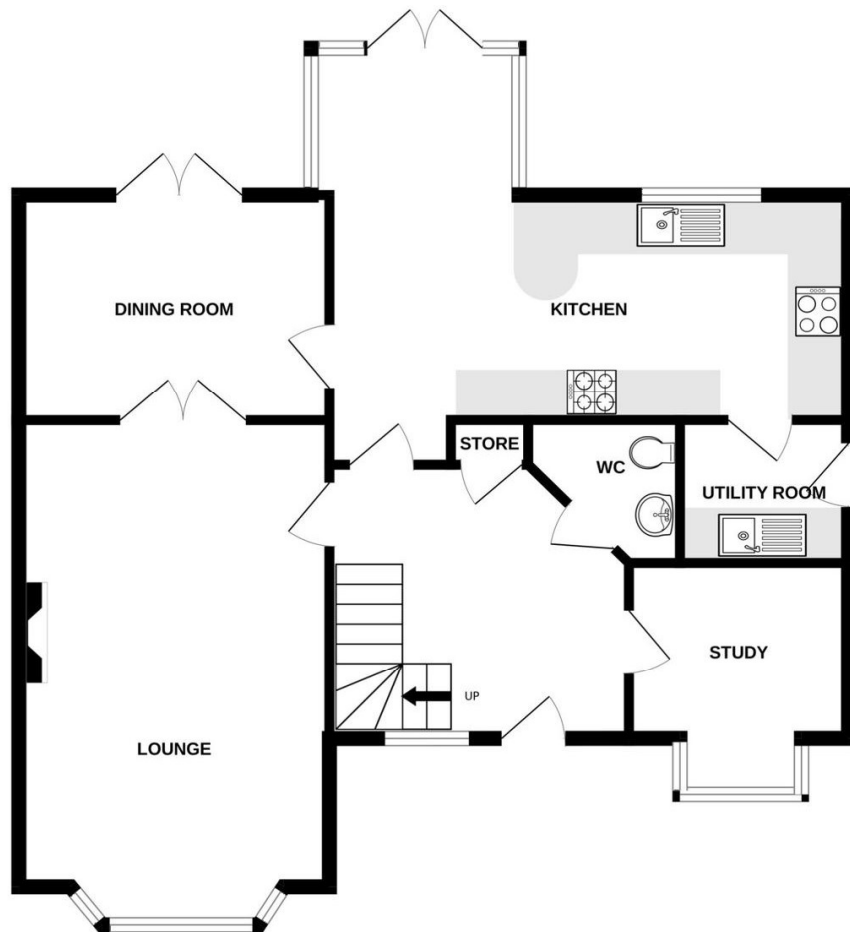
Note

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.

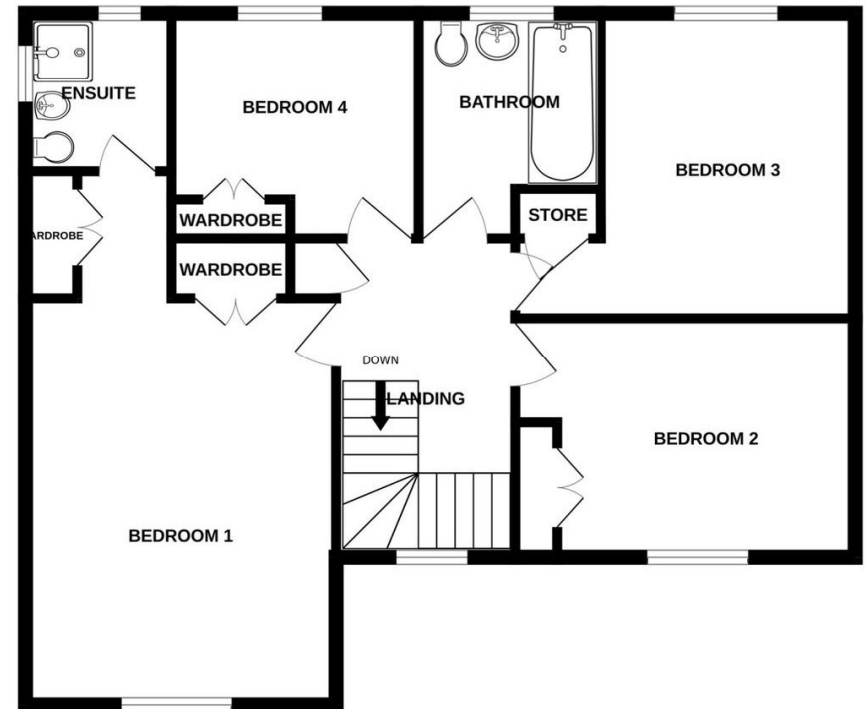




GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.

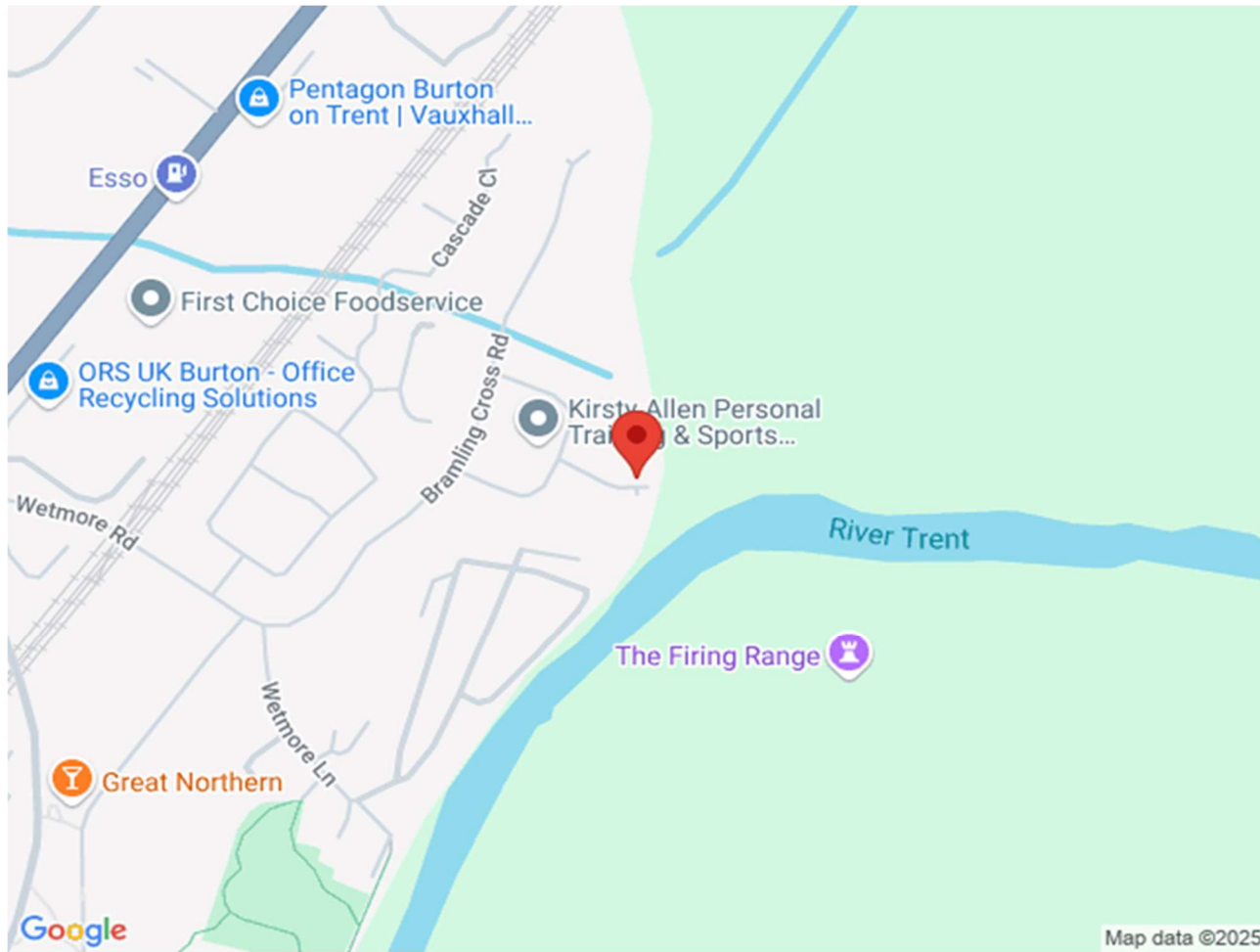


1ST FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 1598 sq.ft. (148.4 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+) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		