



Attlee Avenue, Anslow,
Burton-on-Trent



OIRO £350,000



Key Features

- Five Bedroomed Detached Home
- Driveway & Integral Garage
- En-Suite To Master Bedroom
- Large Rear Garden
- Desirable Location
- Well Presented Throughout
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned five bedroomed detached family home on the desirable location of Anslow. Nestled within the popular modern estate this property is ideal for any family looking in the area. In brief the accommodation comprises: - entrance hall, lounge, dining kitchen, guest cloak room and on the first floor a landing leads to five bedrooms, en-suite to master bedroom and family bathroom. Externally the property benefits from a good sized plot, off road parking, integral garage and a large patio area ideal for entertaining.

Accommodation In Detail

Composite double glazed door leading to:

Entrance Hall

having staircase rising to first floor, consumer unit for electrics, thermostat for central heating and one central heating radiator.

Lounge 3.06m x 4.63m (10'0" x 15'2")

having media points, one central heating radiator and Upvc double glazed window to front elevation.

Dining Kitchen 8.43m x 2.98m (27'8" x 9'10")

having range of base and eye level units, marble effect laminate working surfaces, stainless steel sink and drainer with chrome mixer tap, electric oven, four ring gas hob with extractor over, integrated dishwasher, space for washing machine and fridge/freezer, cupboard housing gas fired combination boiler, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed French doors to rear elevation with built-in blinds.

Guest Cloak Room 0.95m x 1.62m (3'1" x 5'4")

having low level wc, space saving pedestal wash basin with chrome mixer tap, tiled splashback, extractor fan and one central heating radiator.

On The First Floor

Landing

having access to loft space.

Master Bedroom 3.88m x 3.54m (12'8" x 11'7")

having built-in overstairs storage cupboard, tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.

En-Suite 1.31m x 2.32m (4'4" x 7'7")

having low level wc, pedestal wash basin with chrome mixer tap, walk-in shower cubicle with sliding glass door and chrome thermostatic shower, full tiling to shower cubicle, extractor fan, one central heating radiator and frosted Upvc double glazed window.

Bedroom Two 3.06m x 4m (10'0" x 13'1")

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

Bedroom Three 3.16m x 3.38m (10'5" x 11'1")

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

Bedroom Four 2.92m x 3.69m (9'7" x 12'1")

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

Bedroom Five 2.18m x 2.35m (7'2" x 7'8")

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



Family Bathroom 3.15m x 1.69m (10'4" x 5'6")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome fittings, full height tiling around bath and half height to toilet and sink areas, extractor fan, one central heating radiator and frosted Upvc double glazed window to side elevation.

Outside

To the front is a tarmacadam driveway providing parking for two vehicles and leading to the garage. There is a small mainly lawned fore garden. To the rear is a large garden with a large porcelain patio for entertaining, the rest is mainly laid to lawn with access down both sides of the property.

Garage 3m x 6.02m (9'10" x 19'10")

having power and up and over door.

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.

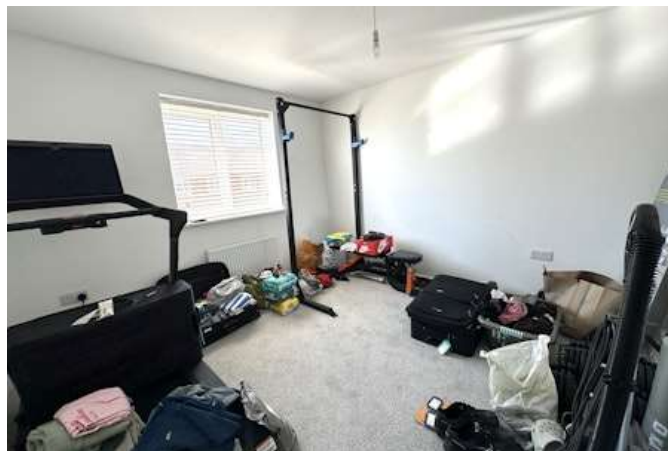
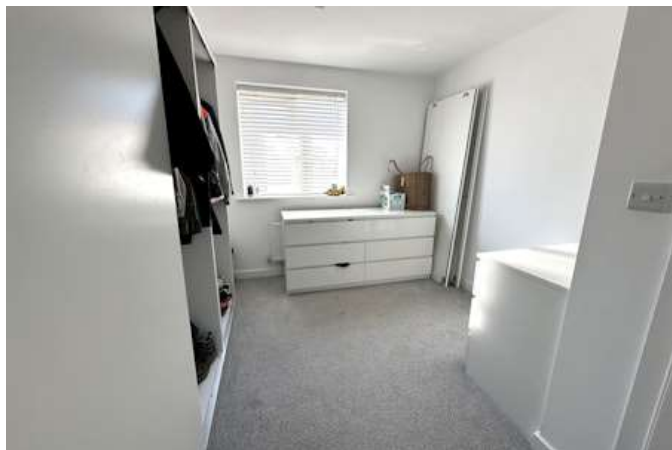
Tenure

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.

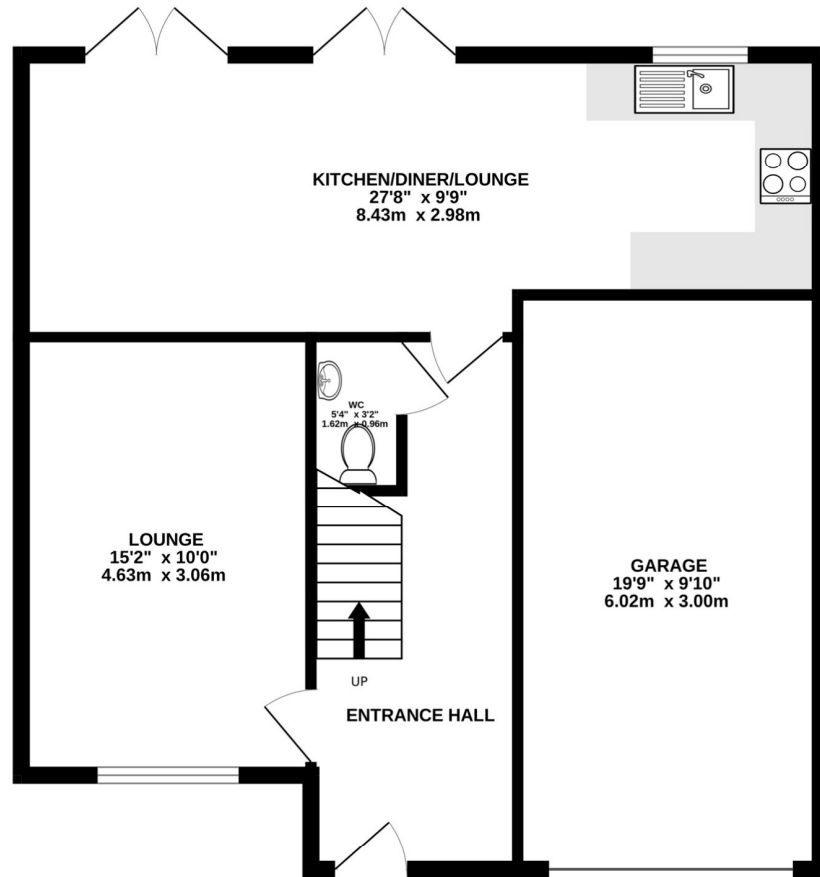
Note

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.

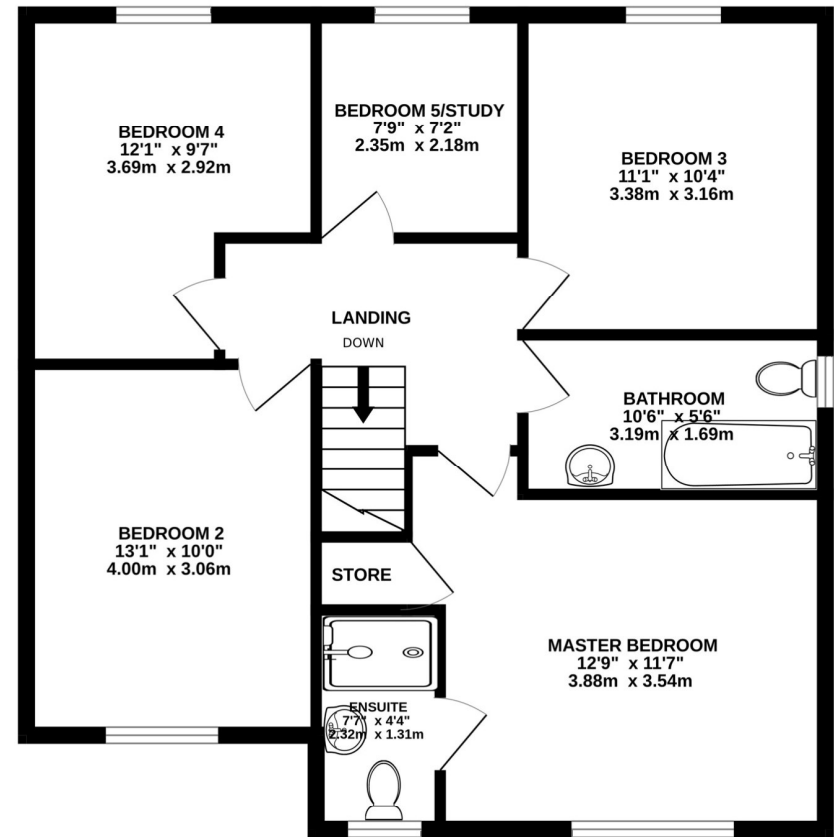




GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



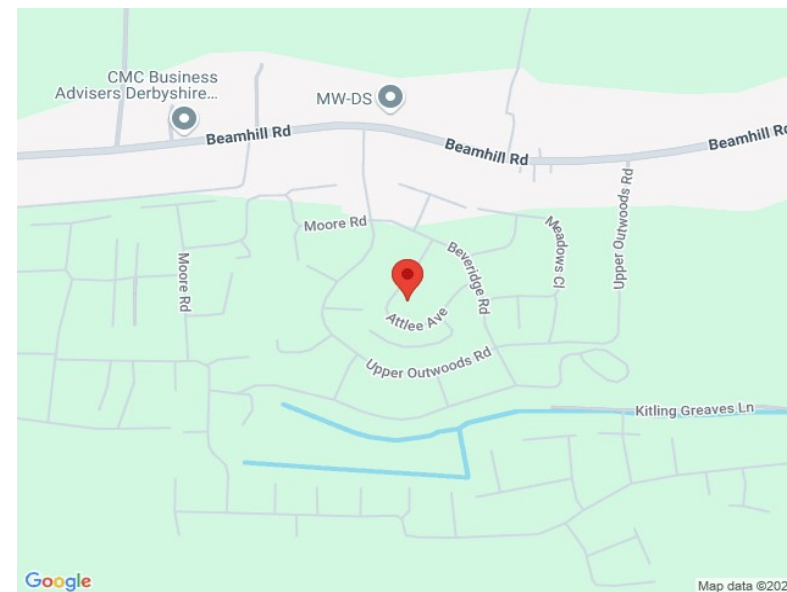
1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 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		93
(81-91) B	84	
(69-80) C		
(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		