



Mayflower Drive, Burton-on-Trent

 4  2  1



£220,000



## Key Features

- Four Bedroomed End Town House
- Master Bedroom With En-Suite
- No Upward Chain
- Utility Room
- Open Plan Living Dining Kitchen
- Two Allocated Parking Spaces
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented four bedroomed end town house with a high specification throughout, neutral decor and is presented as nearly new and would be ideal for any families or first time buyers. In brief the accommodation comprises: - entrance hall, living dining kitchen, utility room, guest cloak room, on the first floor a landing leads to two bedrooms and bathroom and on the second floor a landing leads to master bedroom with en-suite and the fourth bedroom. The property benefits from two parking spaces and a well landscaped fully enclosed garden.

### Accommodation In Detail

Composite double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, understairs storage cupboard housing media points, cupboard housing gas fired combination boiler and consumer unit for electrics, thermostat for central heating and wood effect click vinyl flooring.

#### Dining Living Kitchen 4.43m x 5.12m (14'6" x 16'10")

having range of base and wall mounted units, marble effect laminate working surface, single electric oven, four ring gas hob with extractor over, AEG appliances including built-in fridge, freezer and dishwasher, stainless steel sink and drainer with chrome mixer tap, under counter lighting, media points, one central heating radiator, large floor to ceiling Upvc double glazed windows to rear elevation and Upvc double glazed patio door to rear.

#### Utility Room 1.44m x 2.22m (4'8" x 7'4")

having marble effect laminate working surface, space for washing machine and tumble dryer, extractor fan, storage space and one central heating radiator.

#### Guest Cloak Room 1.68m x 1.02m (5'6" x 3'4")

having low level wc with hidden cistern and chrome push plate, space saving vanity wash basin with chrome tap and tiled splashback, extractor fan and one central heating radiator.

### On The First Floor

#### Landing

having staircase rising to second floor.

#### Bedroom Two 2.3m x 3.9m (7'6" x 12'10")

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

#### Bedroom Three 1.91m x 2.86m (6'4" x 9'5")

having tv aerial point, built-in wardrobe, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bathroom 1.87m x 2.02m (6'1" x 6'7")

having low level wc with hidden cistern and chrome push plate, half pedestal wash basin with chrome mixer tap, bath with chrome mixer tap and thermostatic shower over together with glass shower screen, full tiling around bath area, tiled splashback, shaver point, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to front elevation.

### On The Second Floor

#### Landing

having access to loft space, built-in storage cupboard and Upvc double glazed window to front elevation.

#### Master Bedroom 2.45m x 4.53m (8'0" x 14'11")

having tv aerial point, BT point, one central heating radiator and Upvc double glazed window to front elevation.

#### En-Suite 1.93m x 1.4m (6'4" x 4'7")

having low level wc with hidden cistern and chrome push plate, wall hung vanity wash basin with chrome mixer tap, walk-in shower cubicle with glass sliding door, thermostatic chrome shower, handheld shower and low profile shower tray, full tiling to shower area, tiled splashback, shaver point, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to front elevation.





#### Bedroom Four 1.91m x 2.86m (6'4" x 9'5")

having tv aerial point, built-in wardrobe, one central heating radiator and Upvc double glazed window to rear elevation.

#### Outside

To the front of the property are two private parking spaces and a small courtyard style garden with mature plants and bushes. To the rear is a fully enclosed garden which is well landscaped with a good sized patio area, small lawned area which leads to a smaller paved seating area.

#### 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.

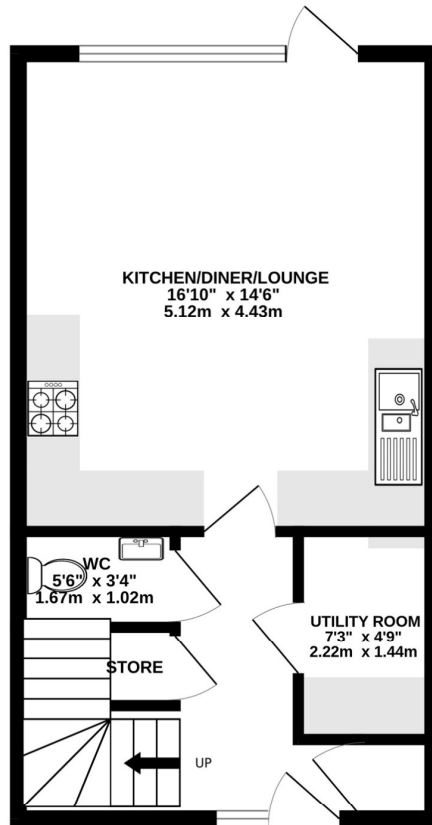
#### Note

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.

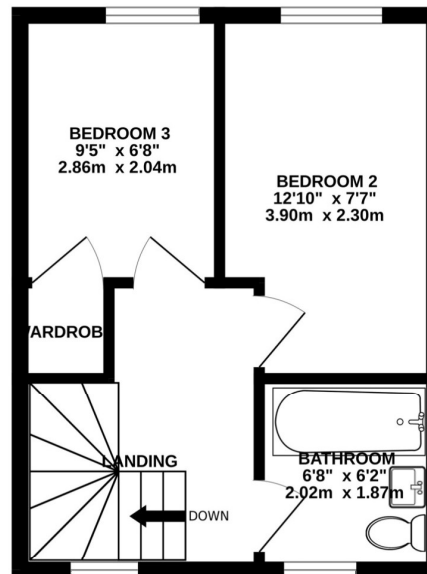




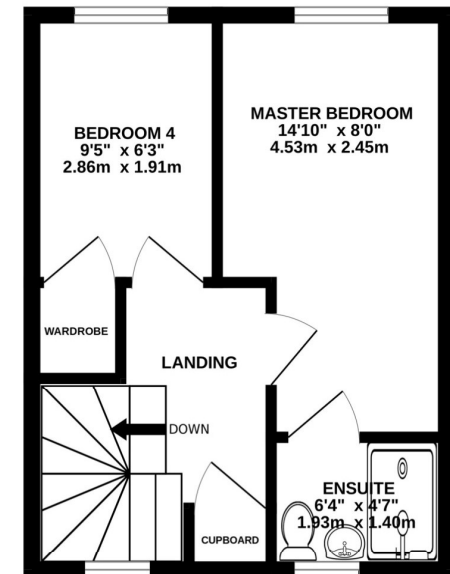
GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



2ND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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.  
Made with Metropix ©2025



