



Hevea Road, Burton-on-Trent



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£230,000



Key Features

- Detached Modern Family Home
- Convenient Established Location
- 1.5 miles From Burton Town Centre
- Immediate Vacant Possession
- Two Reception Rooms & Conservatory
- Three Bedrooms
- EPC rating C
- Freehold





A detached family home on this well established residential development within approximately 1.5 miles from Burton town centre. Offered for sale with no upward chain the property in brief comprises: - reception hall, guest cloak room, lounge, dining room, conservatory, dining kitchen and on the first floor a landing leads to master bedroom with en-suite shower room, two further bedrooms and bathroom. Externally there is an enclosed rear garden and single garage.

Accommodation In Detail

Entrance door with adjacent side window opening into:

Reception Hall

having staircase rising to first floor and one central heating radiator.

Guest Cloak Room

having wc, wash basin, one central heating radiator and window to side elevation.

Lounge 3.07m x 3.81m (10'1" x 12'6")

having bay window to front elevation, feature fireplace housing gas fire, one central heating radiator and archway leading through to:

Dining Room 3.08m x 2.81m (10'1" x 9'2")

having one central heating radiator and Upvc double doors opening into the:

Conservatory 2.65m x 2.8m (8'8" x 9'2")

having wood effect flooring and glazed double doors opening out to the rear garden.

Kitchen 4.81m x 2.75m (15'10" x 9'0")

having half glazed door to side elevation, window to rear elevation, slate effect work top, stainless steel sink with mixer tap, tiled surrounds, base cupboards and drawers, matching wall mounted units, built-in oven with gas hob and extractor over, appliance space and understairs storage cupboard.

In The First Floor

Landing

having airing cupboard.

Master Bedroom 3.14m x 3.12m (10'4" x 10'2")

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

En-Suite

having shower cubicle with tiled surrounds, wc, wash basin set into vanity unit with work top and cupboards under, tiled splashback, one central heating radiator and window to front elevation.

Bedroom Two 3.1m x 2.64m (10'2" x 8'8")

having one central heating radiator and window to rear elevation.

Bedroom Three 2.8m x 2.16m (9'2" x 7'1")

having one central heating radiator and window to rear elevation.

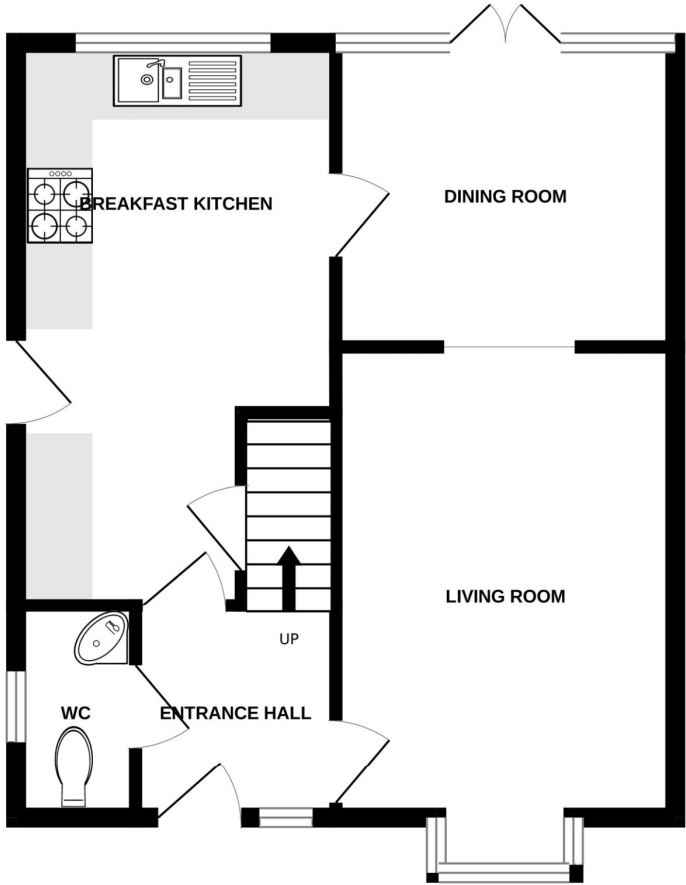
Bathroom

having three white suite comprising bath with mosaic tiled surrounds, wc, wash basin, one central heating radiator and window to rear elevation.

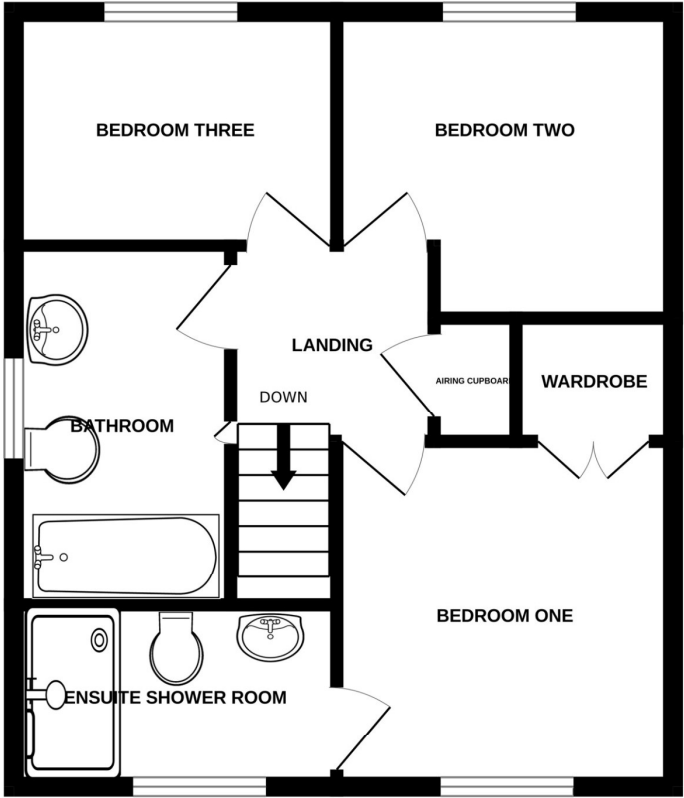
Outside

There is a small fore garden and a driveway provides ample parking and gives access to a single garage. To the rear is an enclosed garden with a patio area, grassed area and a further enclosure laid to slate.

GROUND FLOOR

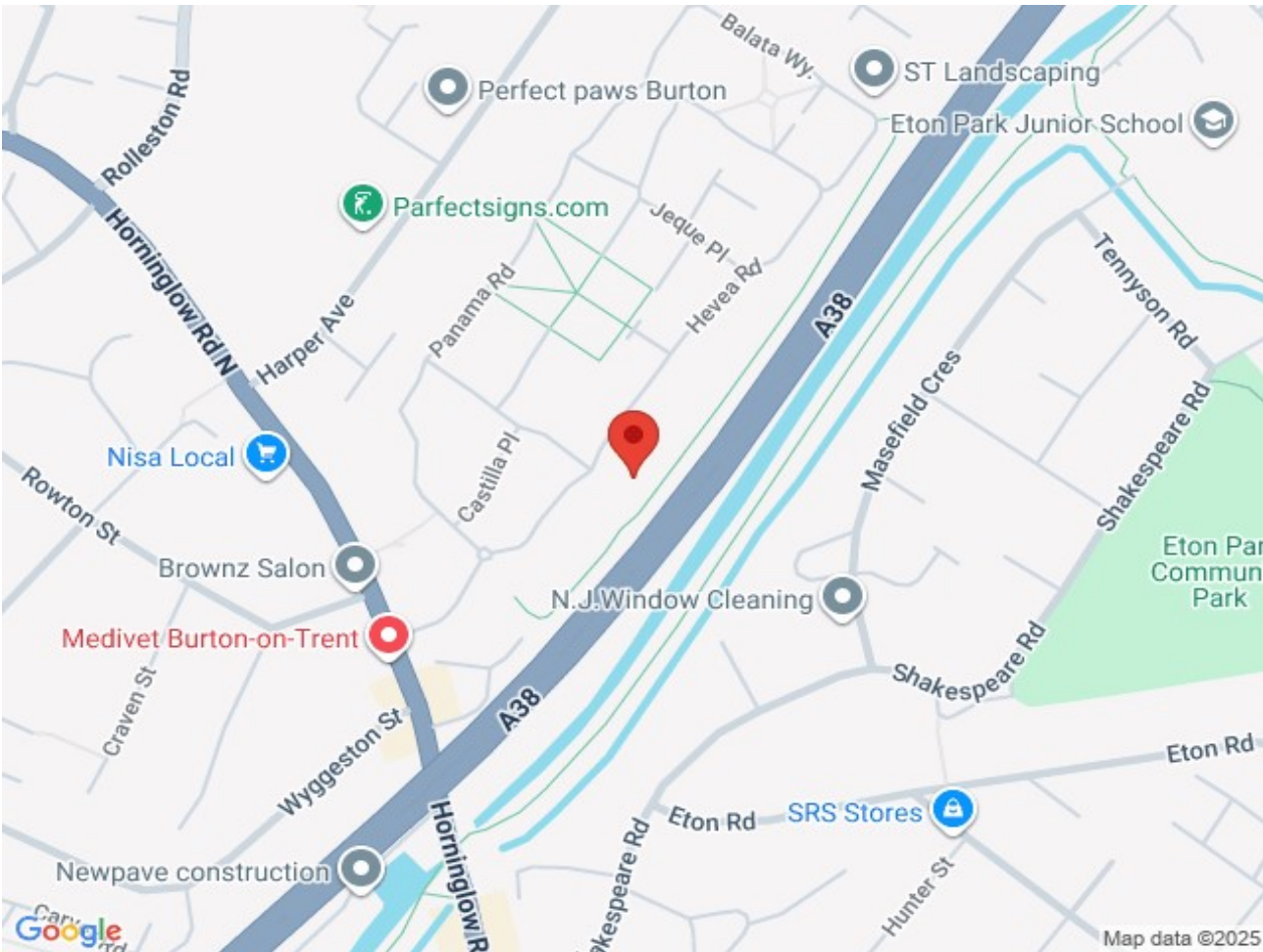


1ST FLOOR



27 HEVEA ROAD BURTON-ON-TRENT STAFFORDSHIRE DE13 0SH

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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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

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Note

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

