



Kestrel Way, Winshill, Burton-on-Trent



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£195,000



Key Features

- Well Proportioned Family Home
- Convenient & Established Residential Location
- Close To Open Countryside
- Immediate Vacant Possession
- Generous Accommodation
- Three Double Bedrooms
- EPC rating D
- Freehold





A sizeable family home on this well established residential road on the outskirts of Burton upon Trent. Offered for sale with immediate vacant possession the property offers good sized accommodation complemented by off road parking and a large garage together with an enclosed rear garden. In brief the accommodation comprises: - entrance porch, living room, good sized dining kitchen, conservatory, utility room and on the first floor a landing leads to three good sized bedrooms and family bathroom.

Accommodation In Detail

Upvc double glazed door leading to:

Porch

having one central heating radiator and Upvc double glazed windows to front and side elevations

Living Room 3.8m x 4.59m (12'6" x 15'1")

having electric fire with marble hearth and wooden surround, media points, staircase rising to first floor, fuse board for electrics, one central heating radiator and wood effect laminate flooring.

Kitchen 3.8m x 3.13m (12'6" x 10'4")

having range of base and wall mounted units, stainless steel sink and drainer with chrome mixer tap, gas oven with extractor over, tiled splashback, space for fridge/freezer, tiling to floor, one central heating radiator, Upvc double glazed window to rear elevation and frosted Upvc double glazed door leading through to the conservatory.

Conservatory 3.29m x 2.9m (10'10" x 9'6")

having wood effect laminate flooring, Upvc double glazed windows to rear elevation, Upvc double glazed double patio doors leading out to rear decking.

Utility Room 2.04m x 1.74m (6'8" x 5'8")

having space for washing machine and tumble dryer, gas fired combination boiler, consumer unit for electrics, Upvc double glazed window to rear elevation and opening through into:

Garage 2.18m x 5.91m (7'2" x 19'5")

having up and over door and work top with stainless steel sink and drainer with chrome mixer tap.

On The First Floor

Landing

having access to loft space and built-in overstairs storage cupboard.

Bedroom One 3.8m x 2.98m (12'6" x 9'10")

having built-in wardrobes, bedside tables, wood effect laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 2.13m x 4.83m (7'0" x 15'10")

having wood effect laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Three 4.41m x 2.2m (14'6" x 7'2")

having wood effect laminate flooring, two central heating radiators and two Upvc double glazed windows to rear elevation.

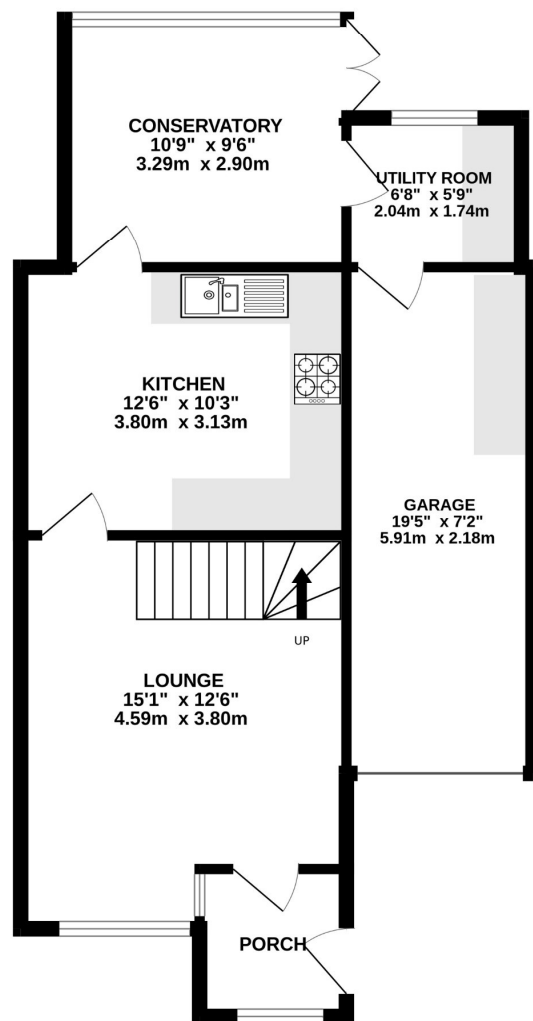
Bathroom 1.71m x 2.21m (5'7" x 7'4")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome fittings and electric shower over, full tiling complement, extractor fan, vinyl flooring, one central heating radiator and frosted Upvc double glazed window to rear elevation.

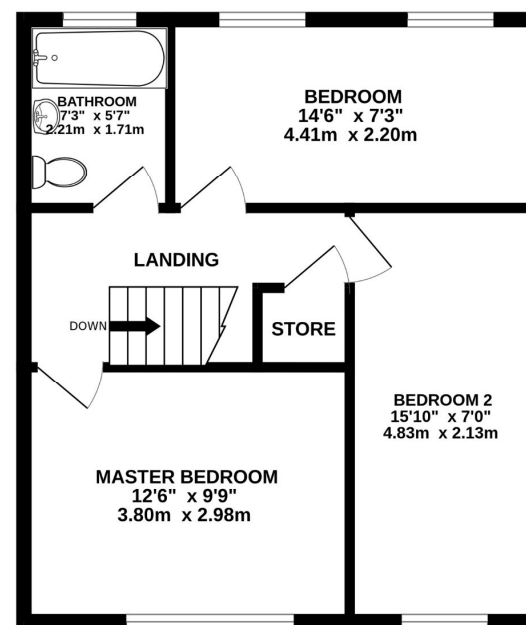
Outside

To the rear of the property is a fully enclosed garden with a decked area and steps lead down to a paved patio area. To the front is a full width block paved driveway providing parking for up to three vehicles.

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.

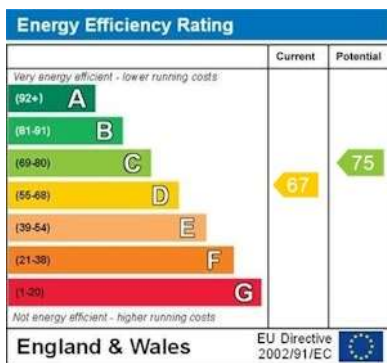
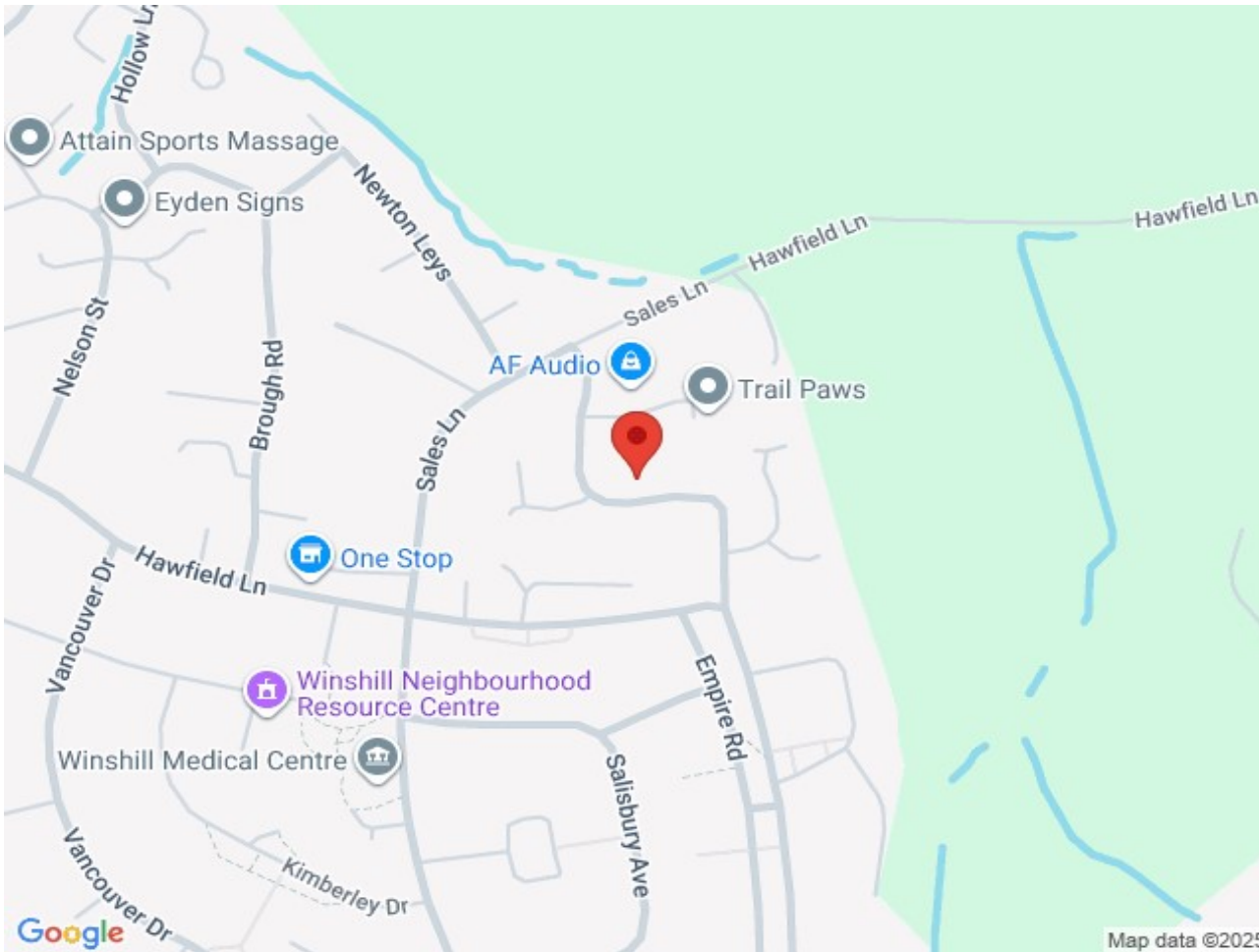


1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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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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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.

