



Cricketers Close, Burton-on-Trent

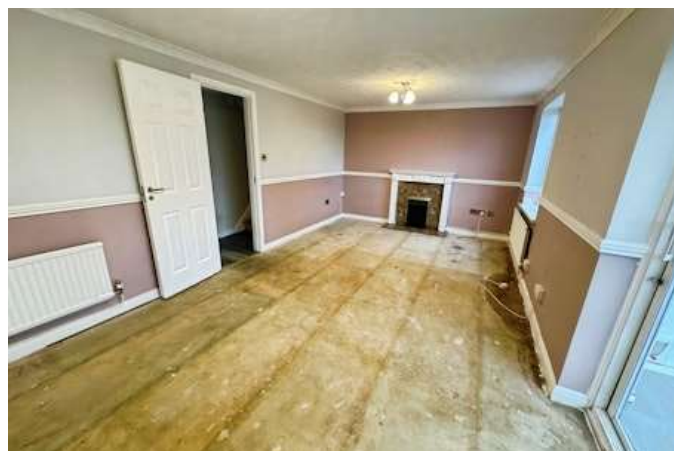
 3  1  1

£250,000



Key Features

- Detached Family Home
- Three Double Bedrooms
- Cul de Sac Location
- Driveway & Garage
- Sizeable Rear Garden
- immediate Vacant Possession
- EPC rating D
- Freehold





Situated at the head of this cul de sac and located in an established and convenient address this centrally heated and double glazed home, whilst in need of improvement and up-grading provides great potential. The home was originally built as a four bedroomed home but has been converted into a very spacious three bedroomed and comprises in brief: - entrance hall, guest cloak room, breakfast kitchen, large lounge, conservatory and on the first floor a landing leads to three double bedrooms and family bathroom. Outside to the front is a deep driveway providing ample parking and leading to an attached garage and to the rear is a pleasant sizeable garden which features a good sized patio and a mainly lawned garden.

Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

Entrance Hall

having one central heating radiator, ornate coving to ceiling, low intensity spotlights to ceiling, one central heating radiator, courtesy access door to garage and staircase rising to first floor.

Guest Cloak Room

having low level wc, wall mounted wash basin and one central heating radiator.

Breakfast Kitchen 2.37m x 3.6m (7'10" x 11'10")

having a range of grey fronted base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, Upvc double glazed window to front elevation and half obscure Upvc double glazed door to side elevation.

Lounge 5.95m x 3.3m (19'6" x 10'10")

having Upvc double glazed window to rear elevation, sliding patio doors opening into the conservatory, two central heating radiators, ornate coving to ceiling and feature fireplace with marble backplate and hearth.

Conservatory 2.85m x 3m (9'5" x 9'10")

having Upvc double glazed units, tri-polycarbonate roof, one central heating radiator and French doors opening out to the rear patio.

On The First Floor

Half Landing

having obscure leaded and stain glazed window to side elevation.

Main Landing

having access to loft space and fitted smoke alarm.

Master Bedroom 4.32m x 2.95m (14'2" x 9'8")

having Upvc double glazed windows to rear and side elevations, coving to ceiling and two central heating radiators.

Bedroom Two 2.94m x 3.37m (9'7" x 11'1")

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

Bedroom Three 2.94m x 2.65m (9'7" x 8'8")

having Upvc double glazed window to rear elevation, one central heating radiator, coving to ceiling and vanity wash basin.

Bathroom

having modern three piece suite comprising panelled bath with fitted electric shower over, pedestal wash basin, low level wc, heated ladder towel radiator, low intensity spotlights to ceiling and full height storage cupboard.



Outside

To the front of the property a driveway provides good parking and leads to an attached garage. To the rear is a large patio, shed and a substantial mainly lawned garden beyond.

Garage 5.13m x 2.4m (16'10" x 7'11")

having up and over door, electric light, power, plumbing for washing machine and fitted wall mounted Veissmann gas fired central heating boiler.

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.

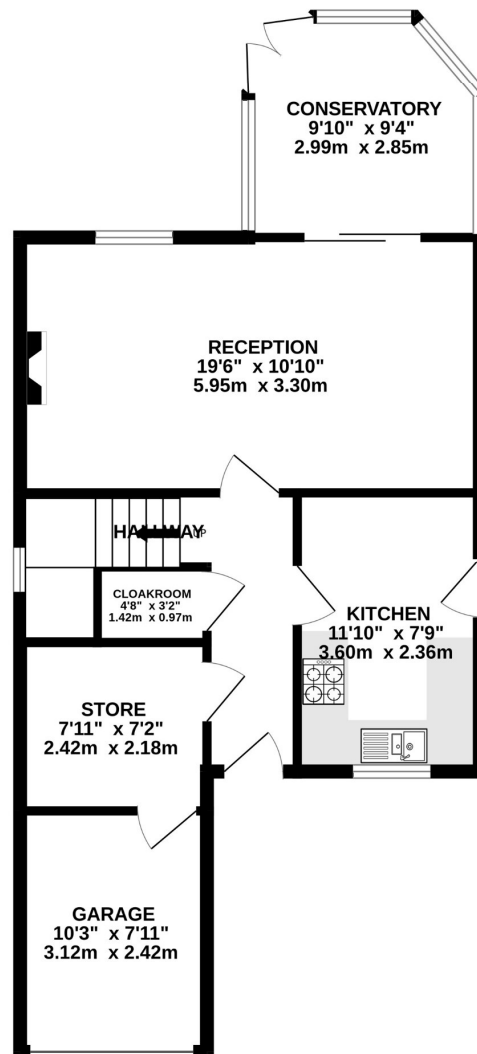
Note

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. 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.

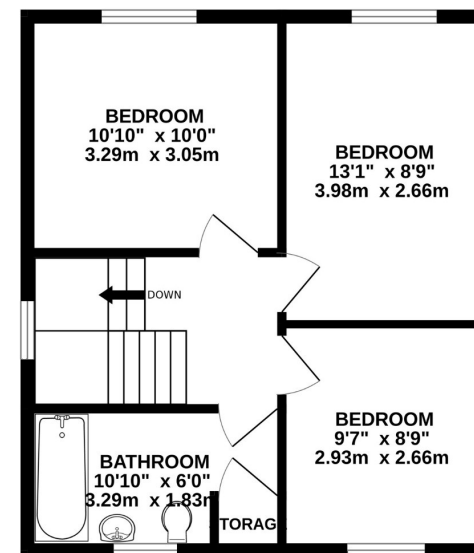




GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

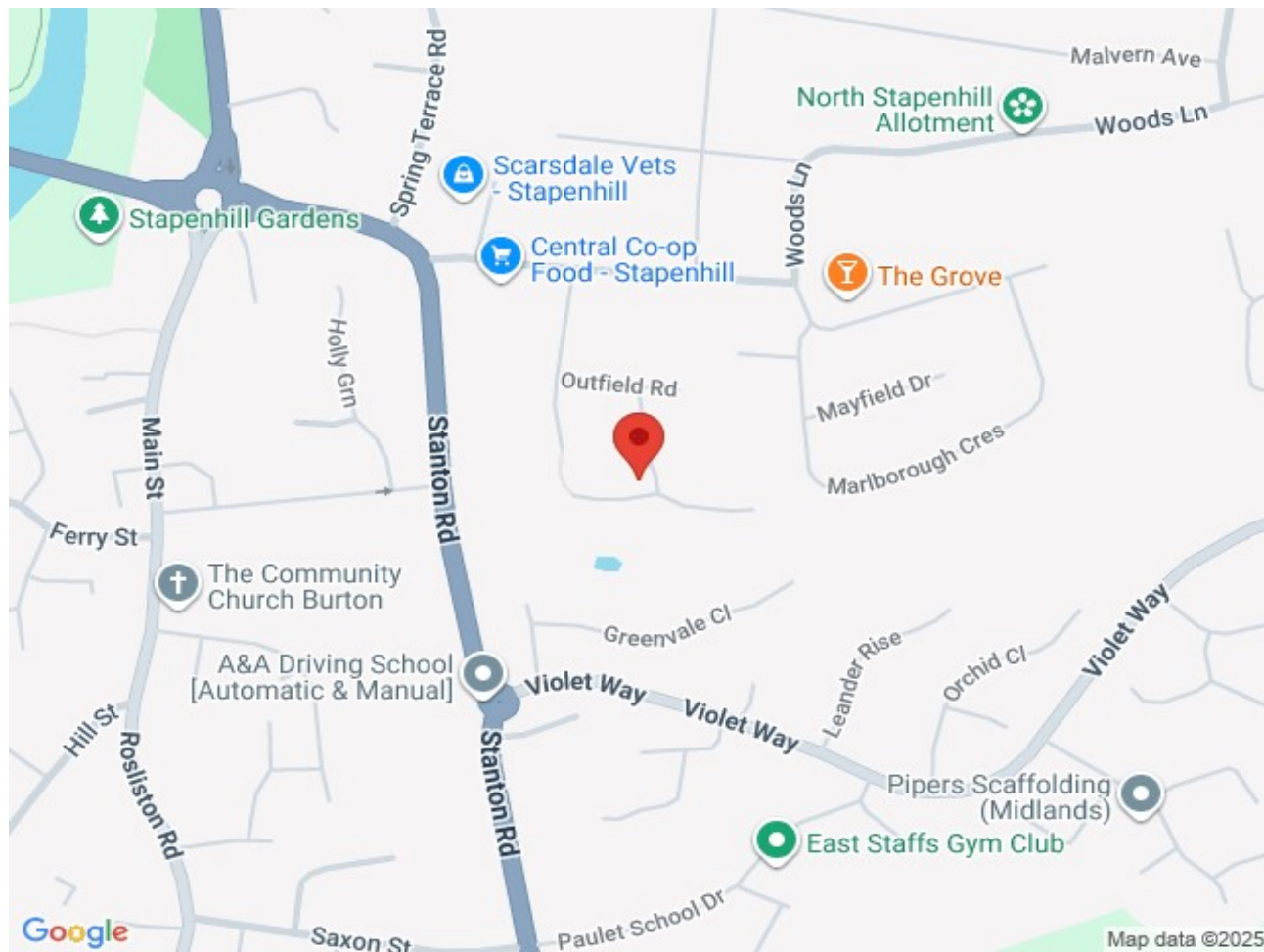


1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	79
(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		