





Knights Place, Burton-On-Trent DE15 0PW



welcome to

Knights Place, Burton-On-Trent

Ideally located close to the town centre is this spacious five bedroom detached house.













Entrance Porch

Having a brick porch.

Entrance Hall

Having a upvc door to the front, under stairs storage cupboard, stairs to the first floor, radiator and laminate flooring.

Cloakroom

Having a double glazed window to the front, w.c, wash hand basin, radiator and laminate flooring.

Lounge

17' x 11' 11" Into Recess ($5.18m \times 3.63m$ Into Recess) Having a double glazed window to the front, feature fire place with gas fireplace, radiator, laminate flooring and is open plan.

Dining Room

11' 8" x 9' 8" (3.56m x 2.95m) Having French doors to the rear, radiator and laminate flooring.

Kitchen/diner

21' 8" Max x 11' 7" Max (6.60m Max x 3.53m Max) Having a range of matching wall and base units, worktops, induction hob, double integrated cooker, extractor, sink drainer, integrated dishwasher, integrated fridge/freezer, downlights, skirting lights, radiator and a french upvc door to the rear.

Utility Room

7' 1" x 5' 4" (2.16m x 1.63m)

Having upvc door to the side, base units, sink drainer, boiler, radiator, plumbing for a washing machine and space for a dishwasher.

Landing

Having a double glazed window to the front, cupboard with a cylinder, radiator, downlights and stairs to the second floor.

Bedroom One

15' 5" x 11' 11" (4.70m x 3.63m) Having a double glazed window to the front and

side, dressing room, downlights, radiator and laminate flooring.

En Suite

Having a double glazed window to the rear, his and her sinks, w/c, walk in shower, heated towel rail, downlights and tiling.

Bedroom Two

11' 2" Plus recess \times 10' 8" (3.40m Plus recess \times 3.25m) Having a double glazed window to the front and radiator.

Bedroom Three

13' x 9' 8" (3.96m x 2.95m)

Having a double glazed window to the front and radiator.

Bedroom Four

16' 1" x 9' 8" (4.90m x 2.95m)

Having a double glazed window to the rear, w/c, bath, wash hand basin, downlights and radiator.

Bathroom

Having a double glazed window to the rear, bath, w/c, tiling, wash hand basin, downlights, tiling and radiator.

Second Floor Landing

Having loft access, cupboard eaves storage, downlights and laminate flooring.

Bedroom Five

16' 2" x 12' (4.93m x 3.66m)

Having skylight windows to the rear, reduced head height, radiator and laminate flooring.

Outside

To the front is a block paved driveway for off road parking, lawned area, pathway and access to the side gate to the rear garden. To the rear is a garden which mainly laid to lawn with a patio area, path, outdoor tap, outdoor lights and gravel boarders also a single garage.

Single Garage

Having an up and over door,





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- COUNCIL TAX BAND F FIVE BEDROOMS
- **DETACHED**
- GARAGE
- OFF ROAD PARKING
- **CLOSE TO AMENITIES**

Tenure: Freehold EPC Rating: C

offers over

£400,000









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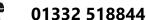


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of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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