



**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 x 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 x 10' 8" ( 3.40m Plus recess x 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 borders also a single garage.

### **Single Garage**

Having an up and over door,



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welcome to

## Knights Place, Burton-On-Trent

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

Tenure: Freehold EPC Rating: C

offers over

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108051 - 0006

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