



**Clifton Way, Burton-On-Trent DE15 9DW**



**welcome to**

**Clifton Way, Burton-On-Trent**

The property briefly comprises of an entrance hall, open plan kitchen/diner, lounge and to the first floor are four bedrooms and a family bathroom.

To the front a brick paved driveway.

To the rear a tiered, well-maintained, private garden.



### **Entrance Hallway**

10' 8" x 8' 6" ( 3.25m x 2.59m )

Gaining access to the property through the composite door there is wooden flooring, a doorway to the office and an archway to the hallway with a storage cupboard.

### **Lounge**

15' 2" extending to 17' 4" x 12' 1" ( 4.62m extending to 5.28m x 3.68m )

With a bay window to the front elevation, carpeted flooring, central heating radiator, sliding doors to the kitchen/diner.

### **Office**

8' 5" x 5' 7" ( 2.57m x 1.70m )

With a window to the side elevation, laminate flooring and a door to the kitchen/diner.

### **Kitchen/Diner**

17' 9" x 17' narrowing to 20' 3" ( 5.41m x 5.18m narrowing to 6.17m )

With tiled flooring, a fitted kitchen comprising of a sink set in a base unit, further base, wall and drawer units, integrated microwave, integrated dishwasher, integrated oven, induction hob, vertical central heating radiator, Velux skylights, kitchen island and Bifold doors to the rear garden.

### **Utility Room**

8' x 5' 2" ( 2.44m x 1.57m )

With tiled flooring, central heating radiator, sink set in a base unit, further base, wall and drawer units, combi boiler, storage cupboard, with a door to the w/c and rear garden.

### **W/C**

With a door to the side elevation, tiled flooring, central heating radiator, low level w/c, wash hand basin set in a base unit.

### **Landing**

With carpeted flooring, central heating radiator, part boarded loft hatch, storage cupboard and doors leading to the bedrooms and bathroom.

### **Master Bedroom**

15' 1" x 10' 6" ( 4.60m x 3.20m )

With a window to the front elevation, carpeted flooring, central heating radiator, fitted wardrobes and a door to the ensuite.

### **Ensuite**

With a window to the front elevation, vinyl flooring, aluminium heated towel rail, low level w/c, wash hand basin, corner shower compartment.

### **Bedroom Two**

12' 4" x 8' 11" ( 3.76m x 2.72m )

With a window to the front elevation, central heating radiator, carpeted flooring, storage cupboard,

### **Bedroom Three**

10' x 9' 10" ( 3.05m x 3.00m )

With a window to the rear elevation, central heating radiator, carpeted flooring, storage cupboard.

### **Bedroom Four**

10' 2" x 7' 1" ( 3.10m x 2.16m )

With a window to the rear elevation, central heating radiator, carpeted flooring.

### **Bathroom**

With a window to the rear elevation, vinyl flooring, low level w/c, wash hand basin, bath.

### **External**

To the front of the property there is a brick paved driveway suitable for multiple vehicles with an electric car charger.

To the rear is a pleasant tiered garden comprising of a lawned area, soft play area, steps rise to a decking and paved patio areas, with a further gravelled seating area at the far extent of the garden.



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## Clifton Way, Burton-On-Trent

- Driveway for multiple vehicles
- Bay window in the spacious lounge
- Well-maintained, private and enclosed tiered rear garden
- Open plan, modern kitchen/diner
- Downstairs w/c, ensuite to the master and family bathroom

Tenure: Freehold EPC Rating: A

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108455 - 0008

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bagshaws residential



**01332 518844**



[mickleover@bagshawsresidential.co.uk](mailto:mickleover@bagshawsresidential.co.uk)



14 The Square, Mickleover, DERBY, Derbyshire,  
DE3 0DD



**[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)**