



St. Marys Drive, Burton-On-Trent DE13 0LJ

welcome to

St. Marys Drive, Burton-On-Trent

St. Marys Drive briefly comprises of an entrance hallway, downstairs w/c, two reception rooms, kitchen, four bedrooms, en-suite, bathroom, garage, private driveway and rear garden. The property has a lot to offer, and demands viewing to fully appreciate it all.



Entrance Hall

Upon entry through the porch, the hallway gives access to reception room one, kitchen and first floor landing.

Lounge

12' 6" x 14' 10" (3.81m x 4.52m)

With a feature gas fireplace, a square bay double-glazed window to the front, fitted with carpeted flooring and a radiator. Double doors which lead to the second reception room.

Dining Room

13' x 8' 4" (3.96m x 2.54m)

Dining space, currently being used as a study but has potential for other uses and is perfect for family meals. Fitted with carpeted flooring and a radiator. With patio doors to the garden.

Kitchen

14' 8" x 6' 8" (4.47m x 2.03m)

Fitted kitchen comprising of a range of matching base, wall and drawer units, with an integrated oven, gas hob, overhead extractor hood and one-bowl stainless steel sink, and space for further appliances. Fitted with tiled flooring, splash back tiling, a double-glazed window to the rear and radiator.

Landing

First floor landing giving access to four bedrooms, family bathroom and a storage cupboard.

Bedroom One

11' 2" x 11' 10" (3.40m x 3.61m)

Double bedroom with carpeted flooring, a radiator and double-glazed window to the front.

En-Suite

Three-piece suite comprising a low-level w/c, wash-hand basin and shower. Fitted with tiled flooring and a frosted double-glazed window to the side.

Bedroom Two

9' 10" x 8' 6" (3.00m x 2.59m)

Double bedroom fitted with carpeted flooring, a

radiator and double-glazed window to the rear.

Bedroom Three

Double bedroom fitted with carpeted flooring, a radiator and double-glazed window to the rear.

Bedroom Four

7' x 8' 2" (2.13m x 2.49m)

Single bedroom fitted with carpeted flooring, a radiator and double-glazed window to the front

Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and bath with an overhead shower. Fitted with tiled flooring and walls and a frosted double-glazed window to the side.

External

To the front of the property, a private driveway providing off-road parking for multiple vehicles, with an integrated garage which can be accessed internally and externally. To the rear, with patio-paving, mainly laid-to-lawn, enclosed with wooden fencing and a wooden shed for extra storage.



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welcome to

St. Marys Drive, Burton-On-Trent

- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- DINING ROOM AND SPACIOUS KITCHEN
- EN-SUITE AND FAMILY BATHROOM
- INTEGRATED GARAGE

Tenure: Freehold EPC Rating: C

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108669 - 0003

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