



**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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## 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  
Council Tax Band: D

**£315,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MVR108669 - 0004

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