



**52 Waverley Lane**  
**Burton-On-Trent, DE14 2HG**  
**£194,950**

**lizmilsom**  
**properties** 

## 52 Waverley Lane, Burton-On-Trent, DE14 2HG

Offered for sale by **\*\* LIZ MILSOM PROPERTIES \*\*** is this tastefully appointed three bedroom semi detached house, which benefits from gas central heating, double glazing, splendid Conservatory, attached car-port and separate detached garage and plenty of off road parking. **EARLY VIEWING** will reveal Entrance Porch, spacious lounge with multi-fuel burner, fitted kitchen/diner and a splendid conservatory completed the ground floor. On the first floor are three bedrooms, two being double and the third being single and modern bathroom including shower. There is an attached carport, with security gates and driveway leading to garage, parking space to the front. There is a low maintenance but delightful rear , landscaped gardens to the front and rear. This property requires a viewing to appreciate this well equipped family home! EPC grade awaited. Council Tax Band B. **TO VIEW : Call our friendly team at LIZ MILSOM PROPERTIES - OPEN 7 DAYS.**

- Ready to move into 3 bed semi
- Gas central heating & double glazed
- Splendid sized Conservatory
- Family bathroom
- Ample off road parking
- Popular residential area
- Spacious Lounge, fitted Dining Kitchen
- 3 bedrooms, Two double, 1 single
- Attached Car-port & detached garage
- Viewing highly recommended



## Location

The property occupies a pleasant position, within this highly regarded residential location which is so handy for the town centre, together with excellent roadlinks to the A38, A444 for the commuter.

## The well presented accommodation :-

### Front Reception porch

3'7 x 3'0 (1.09m x 0.91m)

UPVC double glazed window to front aspect, uPVC double glazed window to side aspect, perfect Cloaks area and further door to Lounge.

### Spacious Lounge

15'9 x 12'10 (4.80m x 3.91m)

Large UPVC double glazed bow window to front aspect providing plenty of natural light, a particular feature of this room is the multi-fuel stove set within a recessed feature surround, two radiators, staircase leads off to first floor and landing.

### Splendid fitted Dining Kitchen with integrated app

15'9 x 11'3 (4.80m x 3.43m)

Located to the rear of the property is the well Dining Kitchen which runs the full width of the property. In the kitchen area there is an excellent range of wall and floor mounted units with ample work surface areas space with inset 1 1/2 bowl stainless steel sink unit with mixer tap with attractive tiled splashbacks, plumbing for automatic washing machine, integrated appliances include fridge, freezer, dishwasher, fitted double electric oven, built in electric induction hob, extractor hood, microwave. Recessed lighting and quality Karndean flooring with pull out extractor, window to rear aspect, radiator and patio doors to the Conservatory.

### Splendid Conservatory

14'0 x 10'2 (4.27m x 3.10m)

A great additional ground floor living accommodation, standing on a brick built base with uPVC double glazed windows and roof. French doors lead to the delightful fully enclosed rear garden.

Laminate flooring and fitted radiator, fitted blinds to Conservatory.

### First floor and landing

Stairs to first floor and landing with fitted radiator, access to loft hatch which is part boarded, insulated, having both power and light supply. From the landing there are doors to all Bedrooms and the family bathroom.

## Double Bedroom One

10'0 x 9'1 (3.05m x 2.77m)

Located to the front of the property is this main bedroom with double glazed window, radiator, built in wardrobes and plenty of storage. Practical laminate flooring and TV aerial point.

## Double bedroom Two

9'6 x 8'6 (2.90m x 2.59m)

Located to the rear of the property is the well proportioned second double bedroom with double glazed window overlooking the low maintenance rear garden, radiator, built in storage cupboard and cupboard housing the gas boiler, fitted carpet and TV aerial point.

## Bedroom Three

6'6 x 7'0 (1.98m x 2.13m)

The third bedroom is located to the front being a single with fitted carpet radiator and TV point.

## Family bathroom

5'6 x 6'0 (1.68m x 1.83m)

Having three piece suite comprising of bath with mains shower over, pedestal wash hand basin and low-level WC. Radiator. uPVC opaque double glazed window to rear aspect, vinyl flooring and tiling to walls.

## Outside

The property is set back from the road, behind an attractive brick built boundary wall with hard landscaped drive which is edged in brick which provides plenty of off road parking. A sweeping driveway provides ample parking for additional vehicles and security gates which then leads to the attached carport and in turn leads to the garage. To the rear is a pleasant enclosed hard landscaped garden with raised beds with a variety of colourful plants and climbers seating and circular patio and further seating areas, the garden being well screened by timber fenced panelled boundaries. Shed included in the sale, garage details below.

## Lean to Car-Port

17'5 x 7'7 (5.31m x 2.31m)

## Detached concrete sectional garage

16'0 x 7'10 (4.88m x 2.39m)

With up and over door, having light, power and alarmed.

## Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we

recommend they consult a legal representative such as a solicitor appointed in their purchase.

## Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at Liz Milsom Properties.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice offering COMPETITIVE fees.

## Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

## Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## Disclaimer

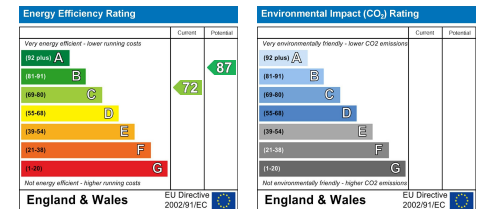
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/EMM/15.08.2024/1 DRAFT



## Directions

For SAT NAV purposes use DE14 2HG



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## COUNCIL TAX

Band: B

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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