

Kimberley Drive, Burton-On-Trent, DE15 0HE
£180,000



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Council Tax Band: A

The property has bags of kerb-appeal for a property of this type, with its traditional bricks, dormer window, double bayed front, and its tall external chimney breast. The home is set well back from the road, and occupies a substantially sized plot.

Set on the outskirts of Burton on Trent, and in range of the town centre, the property is close to all local amenities, leisure facilities and also The River Trent and the Washlands for walks and leisure.

Detailed Description:

The entrance door opens into the hallway with attractive oak effect laminate flooring, neutral walls, and doors leading to The Living Room, Dining Room, Breakfast Kitchen, as well as access to the stairs to the first floor.

First to the right is the Dining room, with a walk-in bay window as well a second double-glazed window for natural light. There is good quality décor including a feature wall and smoked oak laminate flooring.

A door leads through to the well-proportioned lounge which can also be accessed from the Hallway. In here there is again laminate flooring, and a double-glazed bay window to the front.

The kitchen is newly fitted, with a comprehensive range of base and wall cabinets, gas combi boiler and integral cooking appliances including a hob, double oven and a cooker hood. There is space and plumbing for appliances, high quality vinyl flooring and a UPVC window to the rear sat just behind the sink with mixer tap.

Off the kitchen is the recently fitted wet-room, fitted with a walk-in shower, low-level WC and hand wash basin as well as a obscure glass UPVC window.

The first-floor landing gives access to three bedrooms and the shower-room.

The master bedroom features newly fitted carpets, a large double-glazed window for natural light, and a convenient storage cupboard. This room is especially spacious.

The second double bedroom is newly carpeted and decorated, and has a double-glazed window to the front, and a built-in cupboard.

The third bedroom is spacious for a property of this type, and is again newly carpeted and decorated. The room has a double-glazed window to the rear, and walk-in storage.

Completing the interior accommodation is the shower-room fitted with a white suite comprising wash hand basin and WC as well as a double walk-in shower with glass screen.

Outside, the property features a wide frontage with fenced perimeter, paved area as well an accessibility slope to the rear entrance. The garden is laid to lawn, and is particularly large. To the front there is off-road parking for numerous vehicles.

Measurements:

Hall 12'1" x 211" (3.68m x 0.90m)
Living Room 16'1" x 11'5" (4.90m x 3.49m)
Dining Room 12'5" x 11'9" (3.78m x 3.79m)
Kitchen 16'3" x 8'4" 4.96m x 2.53m)
Wet Room 7'9" x 6'11" 2.37m x 1.97m)
Landing 6'3" x 3'10" (1.90m x 1.16m)
Master Bedroom 13'11" x 11'2" (4.23m x 3.41m)
Bedroom 2 11'4" x 10'6" (3.45m x 3.20m)
Bedroom 3 12'6" x 7'3" (3.08m x 2.20m)
Shower Room 6'11" x 5'6" (2.10m x 1.67m)

Additional Information:

Tenure: Freehold
EPC: C
Council Tax Band: A
Local Authority Area: East Staffordshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

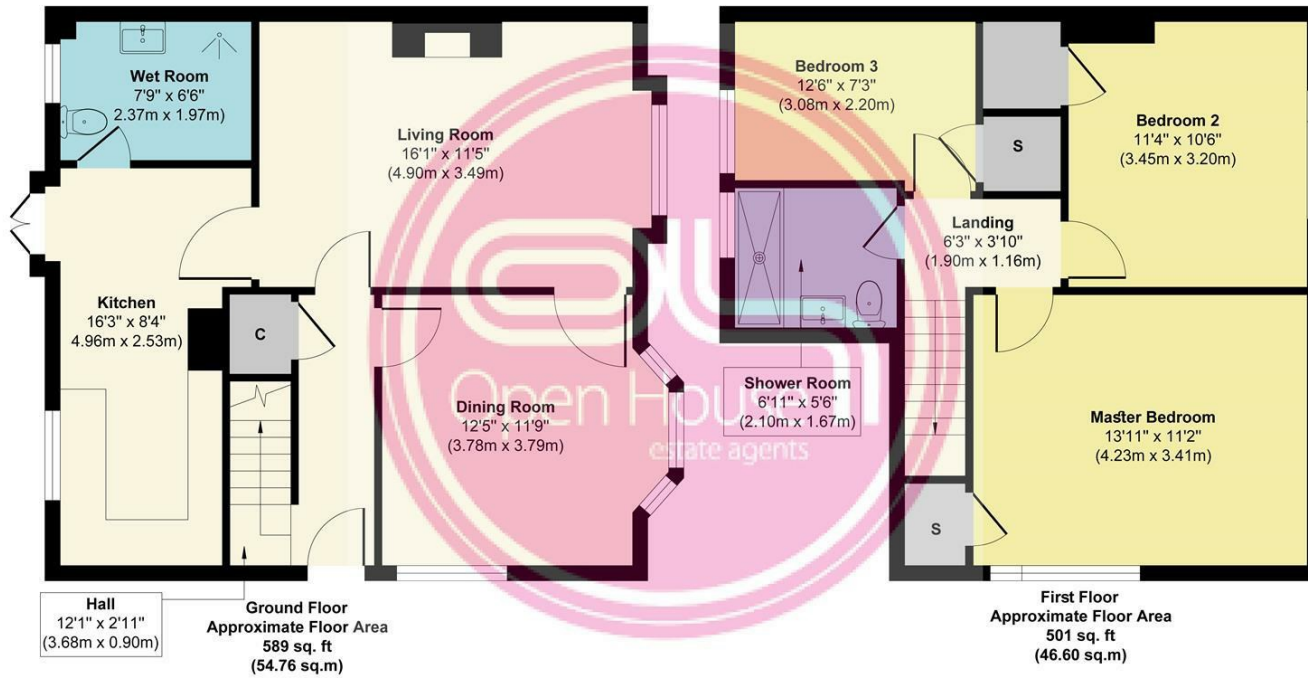
Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.









Approx. Gross Internal Floor Area 1190 sq. ft / 101.36 sq. m

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