

# Maple Drive, Burton-On-Trent, DE13 0SN

Offers Over £275,000



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Council Tax Band: D

We are proud to present this beautifully presented and especially spacious 4 bed semi-detached family home set over 3 floors. The property was built in 2018 by Strata Homes and is situated on a popular new development off Reservoir Road. The area is especially quiet, but also benefits from easy access of local amenities, travel networks and schools, as well as countryside views and local walks directly accessible.

In brief the property comprises of; entrance hall, guest WC, large lounge and a spacious kitchen / diner to the ground floor whilst the first floor consists of 2 bedrooms and the family bathroom, whilst the second floor has 2 bedrooms including master with en-suite. Outside there is parking for 3 cars, and well-established front and rear gardens. The property also benefits from Solar Panels.

**Welcoming Entrance Hallway** - Accessed via a front entrance door with a double-glazed window over. Having stairs rising to the first floor, laminate flooring, a radiator and doors leading off.

**Modern Kitchen/Diner** - Fitted with a range of gloss fronted base and wall units. There are work surfaces and an inset sink and drainer with a mixer tap. Integral appliances include an electric oven, gas hob and extractor hood; along with an integrated dishwasher, a fridge and freezer and space for a washing machine. Light is via ceiling spotlights and a window to the front elevation, which shines off the polished floor tiles.

**Spacious Lounge** - A well-sized family/reception room with two radiators, laminate flooring and French doors opening onto the rear garden, bringing the outside in.

**Cloakroom WC** - Comprising of WC and pedestal wash hand basin. There is polished tile flooring, radiator, and a fitted mirror cabinet. To the rear there is a convenient walk-in cupboard with space for storage as well as housing the combi gas boiler.

**First Floor Landing** - With stairs rising to the second floor, a radiator and doors leading off to:

**Bedroom 3** - Facing the front elevation, the bedroom is a large double with quality carpeted flooring, neutral décor, radiator and double glazed window.

**Bedroom 4** - Facing the rear elevation, the bedroom is a large double with quality carpeted flooring, neutral décor, radiator and double glazed window.

**Modern Family Bathroom** - With a 3 piece suite. The room comprises bath with shower over, glass screen and tile surround, as well as a wash hand basin and WC. There is a feature painted wall, tiled flooring, radiator, mirror fronted cabinet, ceiling spotlights, an extractor fan and double glazed window.

**Second Floor Landing** - With doors leading off to:

**Master Bedroom** - Facing out to the rear elevation, mirrored sliding door fitted wardrobes, a classy feature wall, quality carpets and access to the:

**En-Suite Shower Room** - Comprising shower enclosure, hand wash basin and WC, tiled walls, fitted mirror, radiator, ceiling spotlights and an extractor fan. The room also has access to the loft space

**Bedroom 2** - Front facing double bedroom with plush carpets and neutral decor. There is a radiator, ceiling spotlights, and UPVC window.

**Outside Front/side** - To the front of the property there is established greenery, a well-kept lawned area with a path leading to the composite entrance door. There is also gated access to the rear garden.

**Outside Rear** - Enclosed with lawned and patio areas. Gated access to the:

**Driveway** - To the rear of the property, there is a driveway providing off road parking and access to the:

**Garage** - With an up and over door, electric light and power connected.

#### Measurements:

Lounge 5.07m x 3.54m (16'8" x 11'7")  
Kitchen/Dining Room 4.26m x 3.54m (14'0" x 11'7")  
Bedroom 2- 3.54m x 3.29m (11'7" x 10'10")  
Bedroom 4- 3.54m x 3.39m (11'7" x 11'1")  
Bathroom- 3.30m x 1.45m (10'10" x 4'9")  
Main Bedroom- 3.54m x 3.27m (11'7" x 10'9")  
En-suite- 2.77m x 0.8m (9'1" x 2'11")  
Bedroom 3- 3.54m x 3.38m (11'7" x 11'1")

#### Additional Information

Tenure Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services Mains water, drainage, electricity, gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

EPC Rating: B

Council Tax Band: D

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.

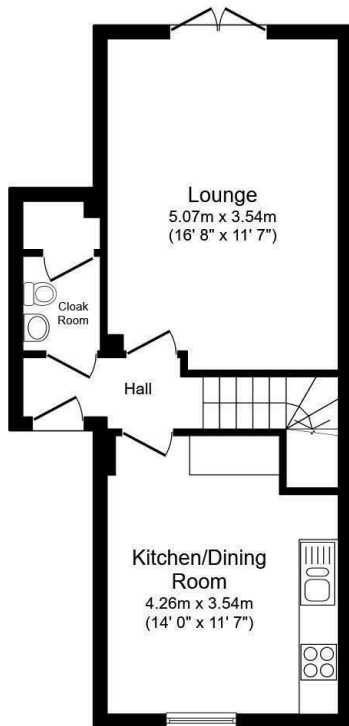




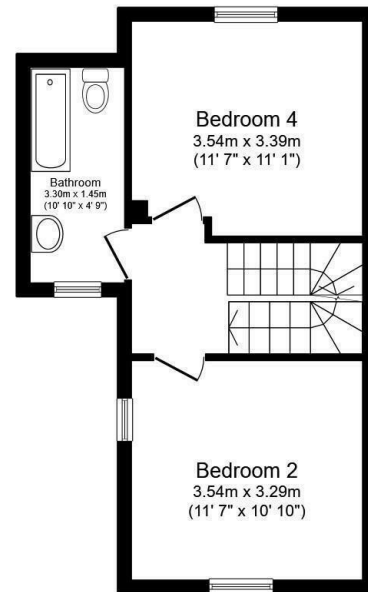




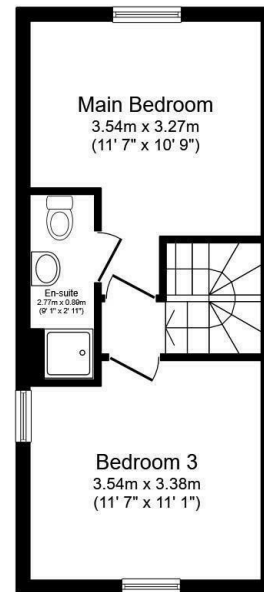
Open House Burton & Swadlincote



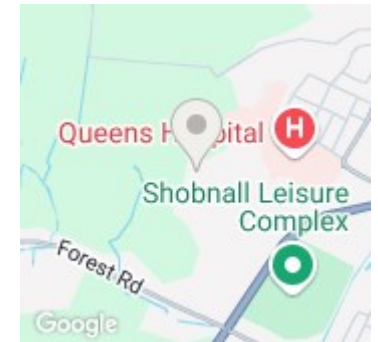
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	