

Kinver Road, Burton-On-Trent, DE15 0AY
£350,000



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Council Tax Band: D

For sale with no upwards chain, this beautifully extended four-bedroom detached property offers an ideal family living environment, showcasing both traditional and contemporary finishes throughout. Highlights include a striking kitchen diner extension and an outdoor pavilion with a log burner. The driveway and plot are the best in the area, with ample room for 5 cars on the front, and a garden that gets the sun all day. These features, paired with the desirable location, make this a property not to be missed.

The home, in brief, comprises a welcoming entrance hall, two homely reception rooms, a modern and extended kitchen diner, as well as a luxurious downstairs shower room. To the first floor, there are 4 spacious bedrooms, including the master with en-suite, as well as the family bathroom.

Accommodation Details

Entrance Hall

Welcoming and bright with staircase to the first floor, and access to the main living areas. The hallway and stairs have just been re-carpeted.

Lounge

A spacious area featuring bright decor, oak laminate flooring, and a large walk-in bay window to the front elevation.

Living Room

A cozy yet versatile space with plush carpeting, neutral décor, and a window to the front elevation for ample natural light.

Kitchen Diner

This showstopping space features a range of matching wall and base units complemented by sleek worktops. There is a full range of integrated appliances, smoked oak laminate flooring, and the room has been extended into the conservatory to make a dining area. Lighting is via recessed spotlights, and a large window in front of the sink faces onto the garden.

Utility Room

Practical and functional, with provisions for a washing machine and tumble dryer, and access to the rear of the property.

Shower Room

Comprising a stone-walled luxury walk-in shower, a two-piece suite with a low-level WC, wash basin with vanity storage, and tiled flooring and walls.

First Floor Landing

Providing loft access and leading to all four bedrooms and the family shower room.

Master Bedroom

A generous space with wall-length fitted wardrobes, a feature wall, quality flooring, and a ceiling light with fan. The room also has an...

En-Suite

Featuring a modern three-piece suite with a walk-in shower, vanity unit with hotel-style wash basin and matching WC, smoked oak laminate flooring, and a window to the front elevation.

Bedroom Two

A spacious and bright double bedroom with a mirror-fronted fitted wardrobe, a feature wall, plush carpets, and a window to the front elevation.

Bedroom Three

Another double bedroom with a mirror-fronted fitted wardrobe, a feature wall, plush carpets, and a window to the rear elevation.

Bedroom Four

A spacious single with a recessed alcove which adds to the space available. The room is tastefully decorated, with good quality flooring and a window to the rear elevation.

Family Shower Room

A luxurious suite offering a shower cubicle, hotel-style inset basin with vanity wash basin, low-level WC, and finished with high gloss panelled walls.

Pavilion

The pavilion is a flexible space with power points, a log burner, and fully plastered and insulated walls. This space could make a great office, man cave, or playroom.

Exterior

The front of the property boasts a spacious block-paved driveway providing ample off-road parking for 5 cars. The rear garden is thoughtfully designed for entertaining, featuring decked and patio areas and artificial lawn areas. The garden gets the sun all day and is not excessively overlooked.

Measurements

Lounge 4.00 m x 5.07 m

Living Room 2.71 m x 4.38 m

Dining Room 2.37 m x 3.12 m

Kitchen 5.97 m x 2.76 m

Utility 1.62 m x 1.51 m

Downstairs Shower Room 2.71 m x 2.33 m

Master Bedroom 3.99 m x 3.58 m

En-Suite 1.69 m x 1.71 m

Second Bedroom 2.71 m x 4.30 m

Third Bedroom 2.71 m x 2.70 m

Fourth Bedroom 2.76 m x 3.41 m

Family Shower Room 2.03 m x 1.89 m

TOTAL: 1333 sq. ft, 124 m²

Additional Information

Tenure: Freehold

EPC Rating: C

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.

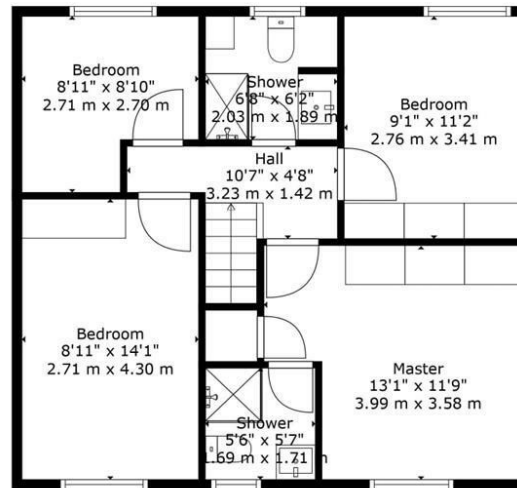
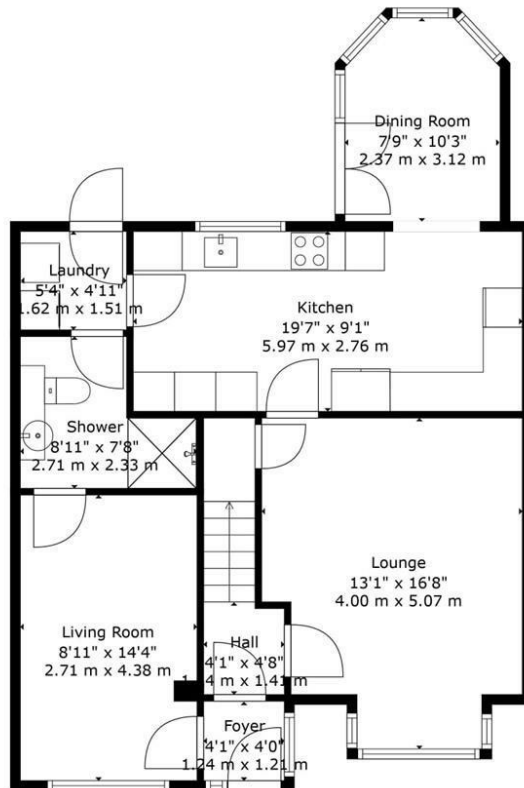
Money Laundering Regulations 2003:

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.





Floor 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

