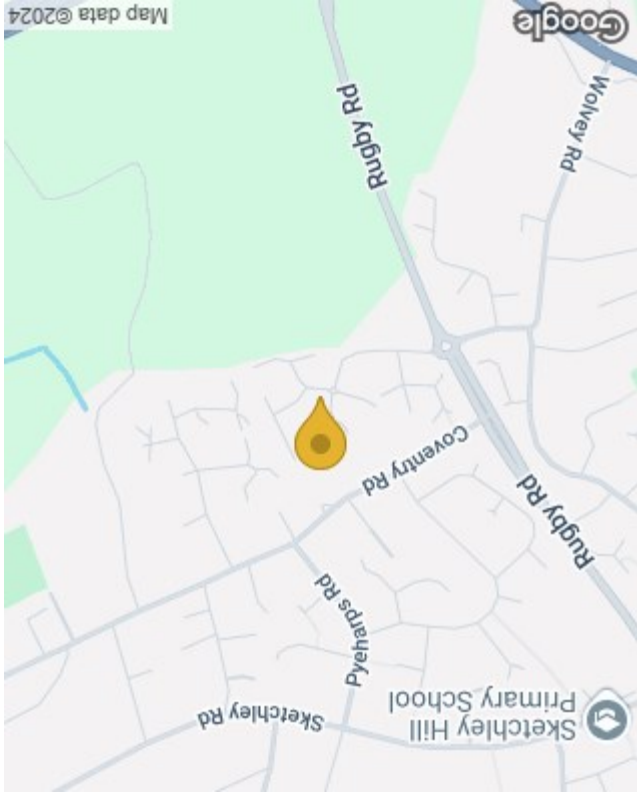


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

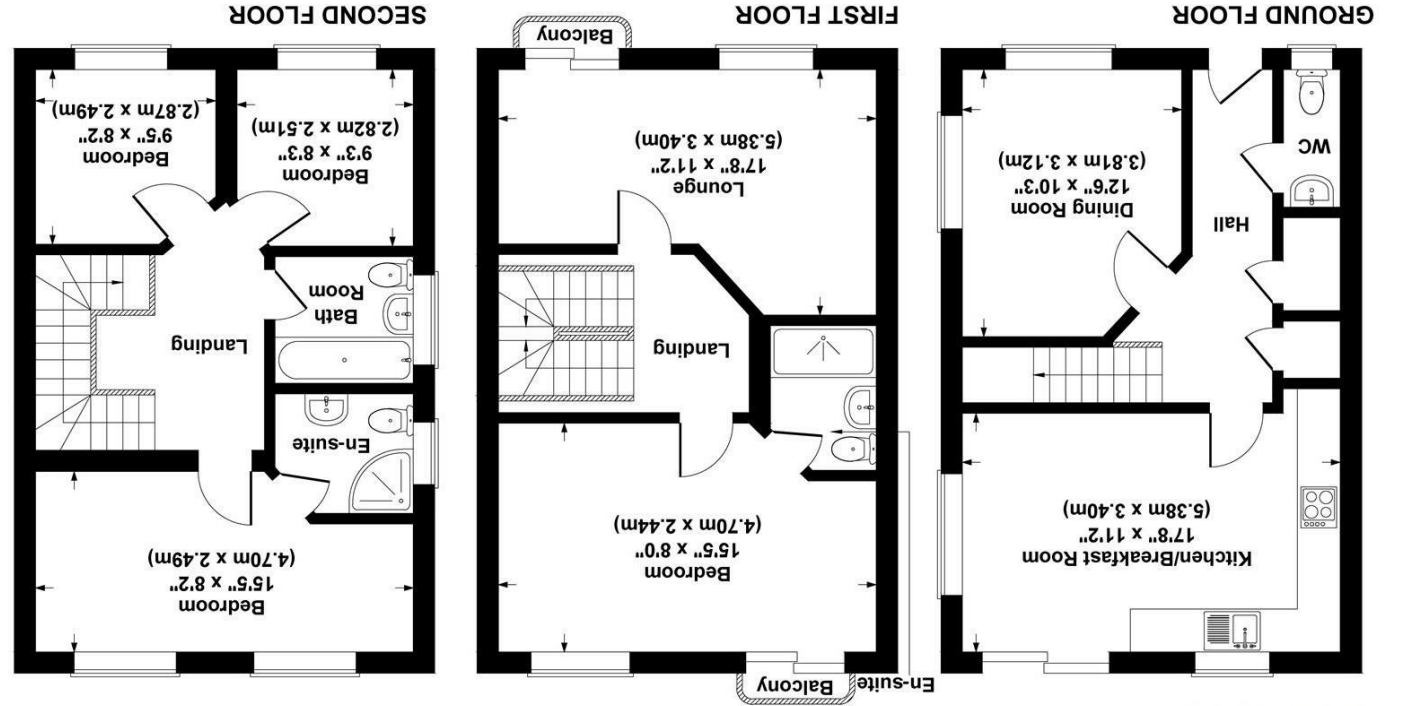
Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

England & Wales	
EU Directive 2002/91/EC	Current Rating
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A+
(91-100)	A++

Energy Efficiency Graph



Area Map



De Havilland Way
 Approximate Area = 1444 sq ft / 134.1 sq m



Floor Plan



1 De Havilland Way
 Burbage, LE10 2GE
 £310,000

4 Bedrooms, 3 Bathrooms, 2 Living Areas, COUNCIL TAX BAND

1 De Havilland Way

Burbage, LE10 2GE

An excellent opportunity to acquire a highly attractive and stylish freehold three-storey semi-detached residence, enviably situated within the De Flamville Park development in the sought-after village of Burbage, around two miles from Hinckley town centre, approximately seven miles from Nuneaton, and within easy access to the M69 motorway, providing reasonable commuting distances to major centres such as Coventry, Leicester, and Birmingham.

The property benefits from gas central heating, UPVC double-glazed windows, and a burglar alarm system.

The well-presented accommodation includes a canopy porch, an attractive entrance hall with Amtico floor covering, stairs leading to the first floor, and a cloakroom with white fittings. The charming separate dining room features dual-aspect windows, and the well-equipped, spacious breakfast kitchen includes a range of built-in appliances.

On the first floor, there is a landing, a delightful lounge with a contemporary fire surround, and a master bedroom with a built-in wardrobe and an en suite shower room with white fittings, including a large shower cubicle.



The second floor comprises a landing, a second bedroom with an en suite shower room, two additional bedrooms, and a family bathroom.

Outside, the property features a fore garden with wrought iron railings, a tarmac driveway providing parking and direct access to a brick and tile constructed garage. The rear garden has been attractively landscaped with a paved patio, lawn, flower borders, and ornamental trees.

Overall, this impressive house incorporates many pleasing features and must be viewed to be appreciated. Council Tax Band D

