

Your local property experts



4 Fairfields, Burton Upon Trent, DE14 3PE

Guide Price £350,000



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Sales : 01889 577 731
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

JR Properties are pleased to offer for sale this superb detached family home. Built recently by Peveril Homes to the "Rempstone" design the property offers generous accommodation that must be viewed to appreciate. Located on a small development the property is close to local amenities and is ideal for commuters with the A38 corridor only minutes away. The accommodation and room sizes are as follows:

Hallway

Guest WC

Kitchen/Dining Area

5.38m (max) x 4.17m (max) 17'8" (max) x 13'8" (max)

Lounge

3.28m x 4.70m 10'9" x 15'5"

Master Bedroom

3.28m (max) x 4.79 (max) 10'9" (max) x 15'9" (max)

En-Suite

Bedroom 2

3.21m (max) x 4.48 (max) 10'6" (max) x 14'8" (max)

Bedroom 3

2.92m (max) x 4.11m (max) 9'7" (max) x 13'6" (max)

Bedroom 4

3.21m (max) x 3.43m (max) 10'6" (max) x 11'3" (max)

Main Bathroom

Single Garage



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		93
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		93
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



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