



89 King Lane

, Burton-On-Trent, DE13 9ER

Guide price £385,000



Dwellings Estate Agents are delighted to present this four-bedroom family home to the market. Nestled on a prime location along King Lane, this property enjoys an enviable plot within a sought-after David Wilson development on the outskirts of Burton-on-Trent. Transportation links are nearby, such as the A511, A38, A50, & A51, which connect major road networks. The property also has the benefit of being in the catchment area for The Mosley Academy, Shobnall Primary School, and John Taylor School. This property is being sold CHAIN FREE!

The property is immaculately presented throughout and spacious family home that offers a versatile living accommodation. Upon entering, you are welcomed by an impressive entrance hallway that establishes the ambiance for the entirety of this impeccable family residence. The ground floor comprises a spacious lounge, an office room, a separate utility room, a W/C, a storage room, and a modern fitted kitchen/dining room located at the rear of the property. The landing on the first floor guides you to four generously sized double bedrooms and a shared family bathroom. The master bedroom features its own en-suite for added convenience.

Externally, to the front, there is a fore-garden with shrubbery, off-road parking for up to two vehicles, and a detached garage. To the rear of the property, you'll find an expansive garden adorned with a meticulously



ENTRANCE HALLWAY

RECEPTION ROOM 11'5" x 16'8" (3.50m x 5.10m)

OFFICE 8'9" x 10'2" (2.67m x 3.11m)

KITCHEN/DINING ROOM 19'1" x 12'0" (5.84m x 3.67m)

UTILITY ROOM

W/C

STORAGE

LANDING

MASTER BEDROOM 10'11" x 16'2" (3.35m x 4.95m)

EN-SUITE

BEDROOM TWO 13'5" x 9'4" (4.11m x 2.87m)

BEDROOM THREE 8'0" x 11'11" (2.46m x 3.65m)

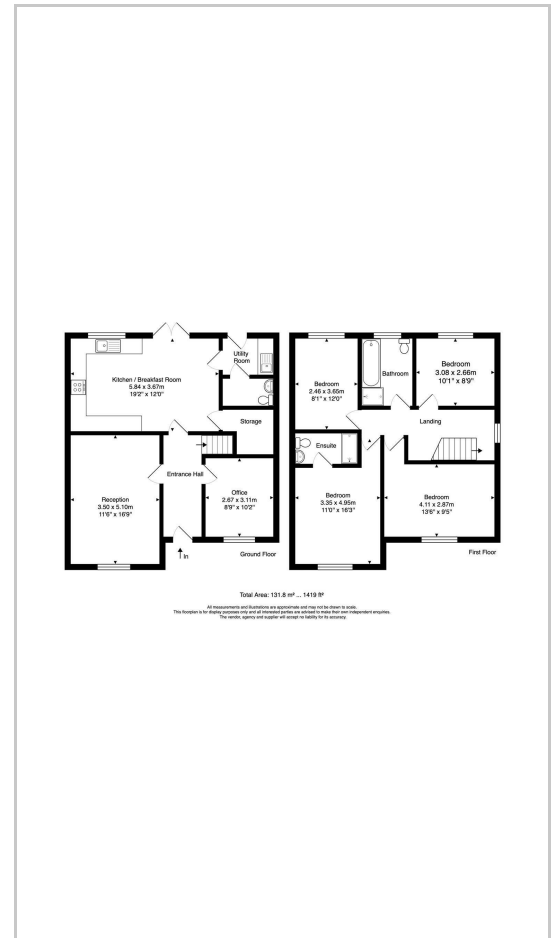
BEDROOM FOUR 10'1" x 8'8" (3.08m x 2.66m)

BATHROOM

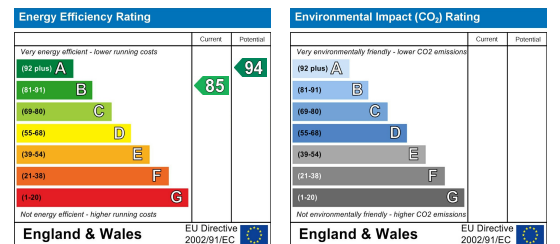
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.