



8 Fern Tree Walk

, Burton-On-Trent, DE13 9TX

Offers in excess of £250,000



Dwellings Estate Agents are delighted to introduce this detached family home to the market, situated in a cul-de-sac location with a safe and secure atmosphere. Fern Tree Walk is situated on an enviable plot within a highly-popular new development area 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.

The property is immaculately presented throughout and spacious family home that offers a versatile living accommodation. The ground floor comprises an entrance hallway, a W/C, a modern fitted kitchen, and a spacious light lounge. The contemporary kitchen boasts an excellent range of base and wall cupboards surmounted by contrasting worktops, an inset one and a half bowl sink and mixer taps, an inset four-ring gas hob with stainless steel splashbacks, an extractor hood over, and a matching built-in oven below. The lounge is located to the rear of the property, offering excellent space for dining and seating. Enhancing its charm, it includes a period-style decorative cast iron fireplace and surround, patio doors leading to the appealing landscaped garden, and a convenient under-stairs storage cupboard.

Three well-proportioned bedrooms and a bath/shower room complete the first floor. The master bedroom sits to the front, benefiting from built-in wardrobes. Bedroom two lies to the rear, which is also an attractive



ENTRANCE HALLWAY

W/C

KITCHEN 9'9" x 6'9" (2.98m x 2.08m)

STORAGE

RECEPTION ROOM 18'0" x 14'5" (5.50m x 4.40m)

LANDING

MASTER BEDROOM 8'5" x 14'9" (2.58m x 4.52m)

BEDROOM TWO 11'2" x 7'4" (3.42m x 2.26m)

BEDROOM THREE 7'8" x 6'10" (2.34m x 2.10m)

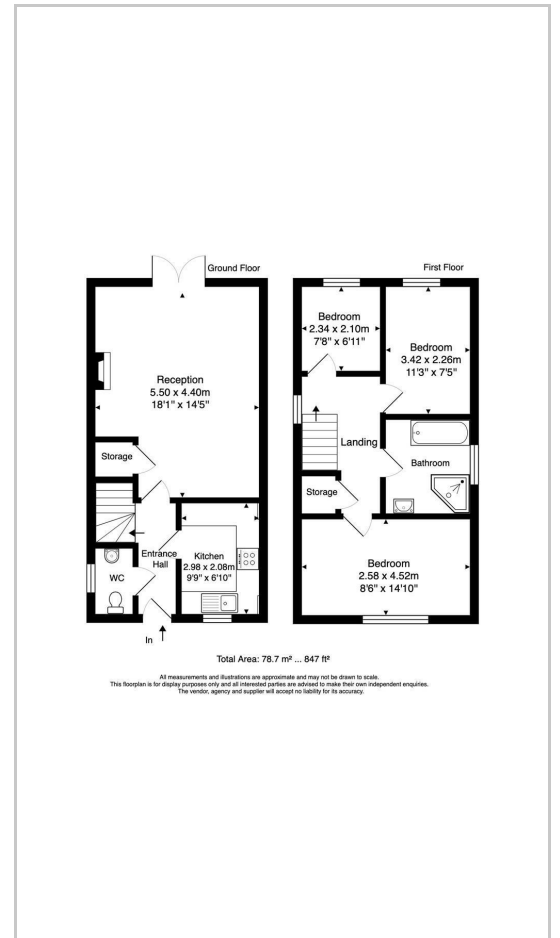
BATHROOM

STORAGE

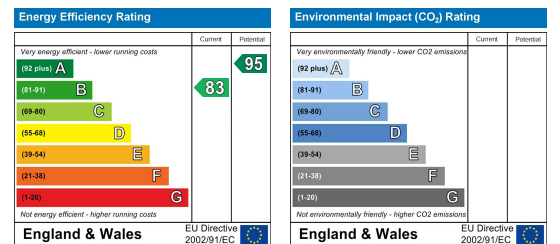
Area Map



Floor Plans



Energy Efficiency Graph



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