



4 St. Andrews Drive

, Burton-On-Trent, DE13 0LG

Offers in the region of £280,000



An excellent opportunity has arisen! Developers/Builders/Investors this is one definitely NOT to be missed. This house comes with a large plot which has been granted "FULL" planning permission for a 3-bed detached house. See ESBC planning portal REF- P/2022/01198

Now the house itself is a stylish and spacious 3 bed semi-detached family home.

The property is immaculately presented throughout and is a spacious family home that offers a versatile living accommodation. The ground floor comprises a spacious lounge, a newly fitted kitchen, a W/C, and a porch. Three double bedrooms and a three-piece bathroom complete the first floor. Externally, to the front, there is a fore-garden with patio and lawn. To the rear of the property, you'll find an expansive garden adorned with a meticulously kept lawn, ideal for hosting gatherings and entertaining guests. The property also boasts off-road parking for multiple vehicles.



HALL

Door to rear aspect, alarm, pendant and central heating radiator.

LOUNGE 14'6" x 13'0" (4.43m x 3.97m)

Window to front aspect, laminate floor, TV and telephone points, central heating radiator and pendant.

W/C

Low level flush WC, hand wash basin and central heating radiator.

KITCHEN 12'9" x 3'4" (3.90m x 1.03m)

Window to rear aspect, a range of wall and base units with work surfaces over, sink and drainer, electric hob and oven, extractor hood, space for a fridge/freezer, space and plumbing for a washing machine and dishwasher, cupboard, vinyl flooring, tiled to splashback areas and central heating radiator.

PORCH

LANDING

Carpet, loft hatch pendant and cupboard.

MASTER BEDROOM 13'8" x 9'6" (4.17 x 2.90m)

Window to front aspect, central heating radiator, storage, pendant and fitted wardrobes.

BEDROOM TWO 13'7" x 9'6" (4.15m x 2.90m)

Window to rear aspect, central heating radiator, carpet and pendant.

BEDROOM THREE 9'2" x 6'6" (2.80m x 2.00m)

Window to rear aspect, central heating radiator, carpet and pendant.

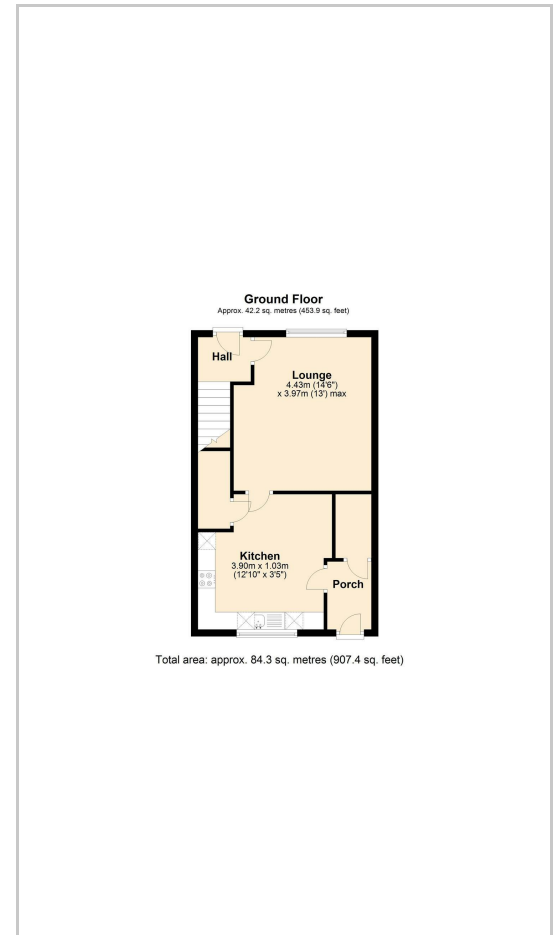
BATHROOM 6'2" x 6'6" (1.88m x 2.00m)

Window to front aspect, P-shaped bath, low level flush WC, hotel style flush, hand wash basin with vanity unit, full height tiling, extractor fan and heated towel rail.

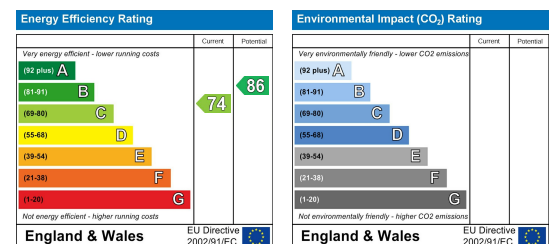
Area Map



Floor Plans



Energy Efficiency Graph



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