



8 Canberra Way

, Burbage, LE10 2GA

Offers In The Region Of £320,000



A well appointed spacious four bedroomed three bathroomed three storey modern semi detached house occupying a corner commanding position built by the reputable Miller Homes who are members of the NHBC. The property has the additional benefit of gas central heating, four good sized bedrooms, UPVC double glazing, water meter, alarm, Juliet balconies to lounge and bedroom 1, enclosed sunny rear garden, detached garage, double driveway.

NO CHAIN.

Ideally located close to all local amenities, to include local shops, schools and public transport services. The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.



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Canopy Porch

Reception Hall 16'1" x 14'8" (4.92 x 4.48)

Having laminate floor, radiator, mains smoke alarm, composite double glazed door, fitted cupboards, staircase with spindle balustrade leading to first floor

Guest Cloakroom 6'8" x 2'11" (2.05 x 0.89)

Having wash hand basin, low level flush wc, ceramic tiled floor, radiator, obscure double glazed window, coving.

Dining Room (front) Dual Aspect 12'7" x 10'2" (3.84 x 3.11)

Having UPVC double glazed windows to side and front, radiator, understairs cupboard, coving.

Modern Breakfast Kitchen (rear) dual aspect 17'10" x 10'5" (min) (5.45 x 3.20 (min))

Having stainless steel sink unit, range of base and wall units comprising of four base units and three walls, Tall cupboard, associated work surfaces, split level gas hob, electric fan assisted oven, extractor hood, fitted fridge, fitted freezer, fitted dishwasher, ceramic tiled floor, ceramic wall tiling, twin UPVC double glazed French doors, PVCu double glazed windows to side and rear, radiators, plumbing for washing machine, downlights to ceiling, wall mounted fan assisted Potterton Suprima 50L gas boiler.

First Floor

Landing 10'11" max x 6'7" min (3.33 max x 2.01 min)

Having spindle balustrade staircase leading to second floor, obscure UPVC double glazed side window, mains smoke alarm, radiator.

Spacious Lounge (front) 17'10" max x 11'6" max (5.45 max x 3.53 max)

Having twin UPVC double glazed french doors leading to juliette balcony, PVCU double glazed window, fire in attractive surround with raised polished hearth, coving, radiators.

Bedroom 1 (rear) with En Suite Shower (side)

Bedroom 1 (rear) 17'3" min x 11'5" max (5.26 min x 3.49 max)

Having PVCu double glazed window, twin UPVC double glazed french doors leading to juliette balcony, UPVC double glazed window, radiator, fitted twin double wardrobes.

En Suite Shower (side) 6'11" x 6'5" (2.13 x 1.98)

Being fully tiled and having suite in White comprising of corner shower cubicle with chrome mixer shower with side curved glazed doors, ceramic tiled floor, wash hand basin, low level flush wc, downlights to ceiling, radiator, extractor fan.

Second Floor

Modern Bathroom (side) 6'7" x 6'4" (2.01 x 1.94)

Having full suite in White comprising of panelled bath with shower, pedestal wash hand basin, low level wc, chrome ladder style radiator, ceramic wall tiling, extractor fan, downlights to ceiling.

Landing 10'11" max x 9'10" max (3.34 max x 3.00 max)

Having obscure double glazed side window, radiator, roof void access, mains smoke alarm.

Bedroom 2 (rear) 17'3" max x 8'1" max (5.26 max x 2.48 max)

Having twin UPVC double glazed windows, fitted triple wardrobe, radiator.

En Suite Shower (side) Fully Tiled 6'3" x 4'9" (1.93 x 1.45)

Having suite in White comprising of fitted corner shower cubicle with mixer shower and twin glazed curved doors, wash hand basin, low level flush wc, ceramic tiled floor, chrome ladder style radiator, downlights to ceiling.

Bedroom 3 (front) 9'1" x 8'3" (2.78 x 2.54)

Having UPVC double glazed window, radiator.

Bedroom 4 (front) 9'10" max x 8'3" (3.00 max x 2.54)

Having UPVC double glazed window, radiator.

Outside

Enclosed Sunny Rear Garden

Having lawn, paved patio, external power, Side access to:

Front Lawned Garden

Having wrought iron railings. Double width block paved driveway.

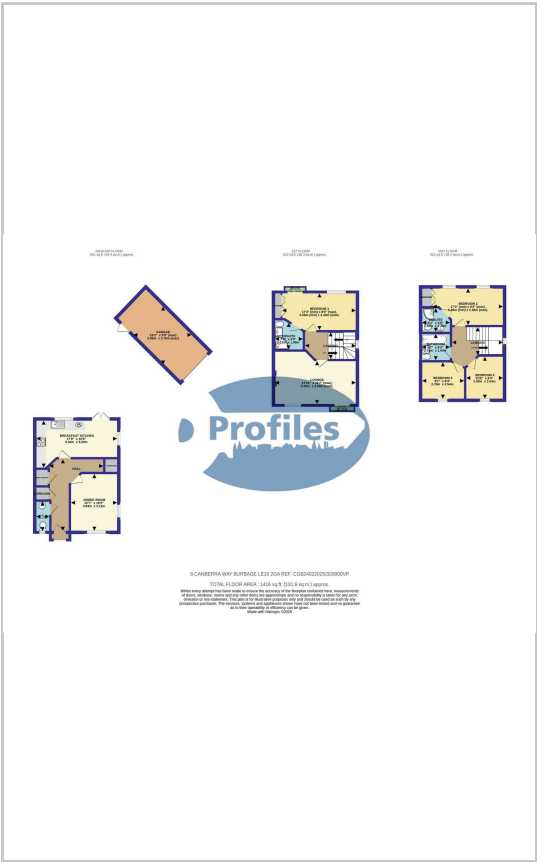
Detached Garage 19'2" x 9'0" (5.85 x 2.75)

Having up and over door, light and power, side double glazed door, storage to roof.

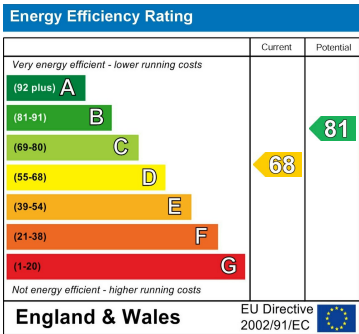
Area Map



Floor Plans



Energy Efficiency Graph



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