



19 Kensington Avenue

, Burbage, LE10 3JE

Offers In The Region Of £519,950



A stunning, modern show standard 4 bedroom, 2 bathroom executive style family detached house. The property was constructed in 2017 by the reputable David Wilson Homes in the 'Layton' design and has the benefit of the remaining period of the usual NHBC guarantee or similar 'New Build' Warranty. The property is approached via sweeping private driveway and nestles in a secluded position, overlooking a green area / spinney.

Maintained to the highest standard and incorporating many unique features together with the additional benefits of gas central heating (condensing regular boiler), PVCu double glazing, landscaped rear garden, private driveway with parking for several cars, luxury breakfast kitchen / dining room, study, utility room, guest cloakroom, luxury bathroom with full suite and separate shower cubicle, bedroom 1 with ensuite shower, detached garage, luxury fitted wardrobes to the bedrooms, intruder alarm etc.

Ideally located close to all local amenities, inclusive of local shops, schools and public transport services. The property is within easy commuting distance of all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.



Reception hall. 14'4" (max) bx 13'5" (max) (4.38 (max) bx 4.10 (max))
Staircase with spindle balustrade, amtico floor, radiator, composite double glazed door and double cloaks cupboard.

Gust cloakroom (side). 9'3" x 3'2". (2.84 x 0.98.)
Suite in white, wash hand basin, low flush wc and radiator.

Utility room (rear). 6'5" x 5'3". (1.96 x 1.62.)
Obscure composite double glazed door, range of base and wall units finished in 'high gloss', associated work surfaces and plumbing for a washing machine.

Study (front). 9'3" x 9'1" (2.82 x 2.77)
PVCu double glazed window, amtico floor and radiator.

Attractive lounge (rear). Dual aspect. 16'6" x 12'3". (5.05 x 3.74.)
Walkin PVCu double glazed side bay window, PVCu double glazed rear window, twin PVCu double glazed french doors, and radiators.

Modern breakfast kitchen / dining room. Open plan 19'8" (min) x 13'5" (6.00m (min) x 4.10)
Stainless steel sink unit, range of attractive base and wall units (9 base, pan drawers and 5 wall) finished in 'high gloss' associated contrasting work surfaces and integral breakfast bar with integral base units, fitted dishwasher, split level 6 burner gas hob, electric (fan assisted) oven, extractor fan (ducted), downlights to the ceiling, radiators, wall mounted (fan assisted gas fired regular condensing boiler (Ideal Logic Heat h18), Walkin PVCu double glazed bay window and twin PVCu double glazed french doors with adjacent PVCu double glazed windows,

First floor landing.
Roof void access hatch, leading to a board roof void, main smoke alarm and radiator.

Bedroom 1 (rear). 16'10" x 12'2". (5.14 x 3.73.)
Dual aspect, PVCu double glazed windows, radiator, fitted luxury wardrobes, twin double wardrobes and centre wardrobe with mirrored door.

Ensuite shower 6'9" x 5'7" (2.08 x 1.72)
Fitted double shower cubicle with mixer shower and side glazed screen, wash hand basin, low flush wc, amtico floor, chrome ladder style radiator, extractor fan, downlights to the ceiling, obscure PVCu double glazed window and shaver point.

Bedroom 2 (front). 14'7" x 9'3". (4.46 x 2.83.)
Dual aspect, twin double glazed PVCu windows, radiator and fitted luxury twin double wardrobes.

Bedroom 3 (front). 11'6" x 10'9". (3.52 x 3.28.)
PVCu double glazed window, radiator, and fitted luxury fitted double wardrobes with mirrored doors.

Bedroom 4 (rear). 13'4" x 8'11" (4.07 x 2.72)
PVCu double glazed window, radiator and fitted luxury double wardrobe with mirrored doors.

Luxury bathroom (front). 8'9" x 6'7". (2.69 x 2.01.)
Full suite in white with separate shower cubicle. Panel bath , wash hand basin, low flush wc, separate shower cubicle with mixer shower and side glazed door, chrome ladder style radiator, obscure PVCu double glazed window and extractor fan.

Outside.
Landscaped rear enclosed garden, artificial lawn, paved patios, water tap and external lighting and side gated access.

Attractive front garden overlooking the spinney.

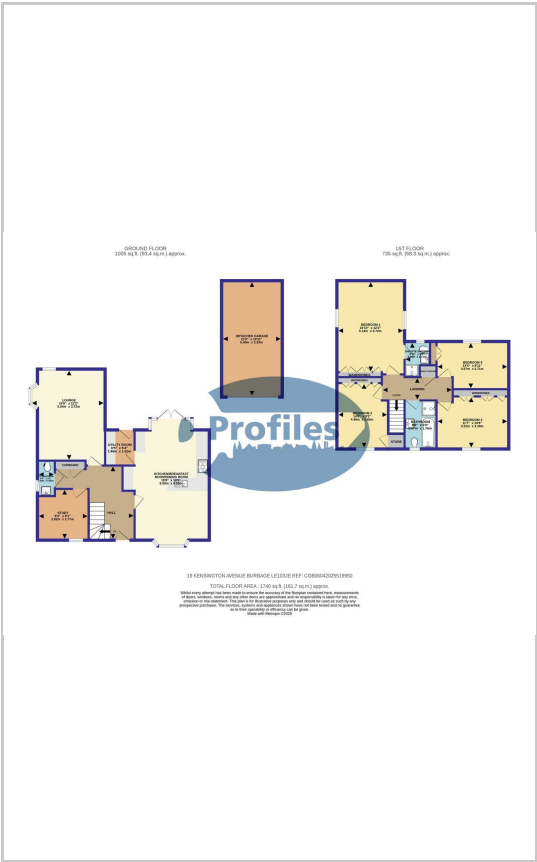
Private sweeping driveway with parking for numerous cars.

Detached garage. 20'11" x 10'11". (6.40 x 3.33.)
Electric metal up and over door, light and power points, storage to roof void

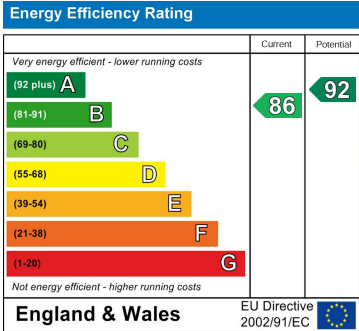
Area Map



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.