



King Lane
Burton-On-Trent



King Lane Burton-On-Trent DE13 9ER

for sale offers over
£475,000



Property Description

Situated within the sought-after David Wilson development in Burton on Trent, this exquisite contemporary residence boasts an impeccable presentation. The property seamlessly combines modern design elements with charming traditional features such as bay windows and decorative door framework. Nestled on a secluded driveway, it offers a picturesque view of the surrounding rolling hills and provides ample parking space for multiple vehicles, in addition to a convenient garage. As you step inside, you are greeted by a grand entrance hall that sets the tone for the rest of this flawless family home. The ground floor comprises a spacious lounge, a study, a convenient downstairs WC, a stylish kitchen-diner, a utility room. To the first floor there are four generously proportioned double bedrooms, including a master suite with its own en-suite bathroom. Completing the accommodation is a luxurious four-piece family bathroom.

Outside, the rear garden has been landscaped to create plenty of room for hosting and relaxing on the patio area and a large proportion of well-maintained lawn. Additionally, there is a single garage with direct access from the garden, off road parking with an electric car port, which provides further convenience for the home owner.

Approach

Single garage and parking.

Cloakroom

WC, hand wash basin, central heating radiator and tiled to splashback areas.

Lounge

16' 7" x 12' 2" (5.05m x 3.71m)
Patio doors leading to the garden and windows to rear and side aspects.

Dining Room

9' 1" x 9' 1" (2.77m x 2.77m)
Window to front aspect.

Kitchen Diner

19' 11" x 13' 4" (6.07m x 4.06m)

A range of wall and base units with work surfaces over, gas hob, double electric oven and integrated dishwasher and fridge/freezer.

Utility Room

.6' 3" x 5' 3" (1.91m x 1.60m)

Door leading to the garden, base units and space and plumbing for a washing machine.

Bedroom One

17' 6" x 12' 3" (5.33m x 3.73m)

Windows to front and rear aspect, carpet and large fitted wardrobes.

En Suite

Frosted window to rear aspect, double shower, WC, hand wash basin, heated towel rail and tiled to splashback areas.

Bedroom Two

14' 6" x 9' 3" (4.42m x 2.82m)

Windows to front and side aspect.

Bedroom Three

11' 6" x 10' 11" (3.51m x 3.33m)

Window to front aspect, carpet and central heating radiator.

Bedroom Four

13' 4" x 8' 10" (4.06m x 2.69m)

Window to rear aspect, carpet and central heating radiator.

Bathroom

Frosted window to front aspect, bath, shower cubicle, WC, hand wash basin and tiled to splashback areas.

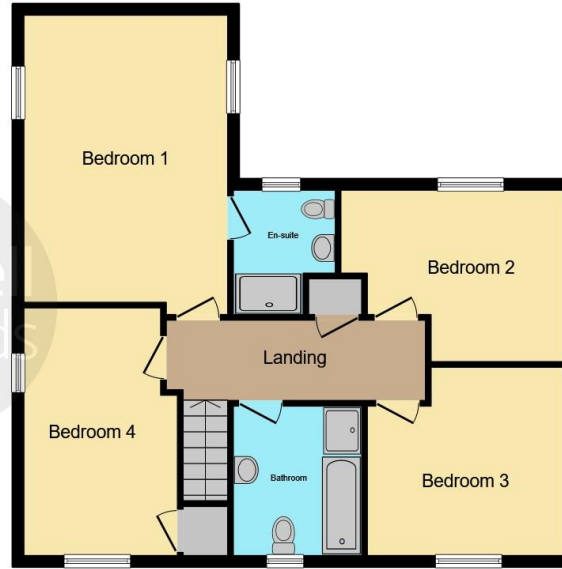
Garden

Lawned with views to the rear.

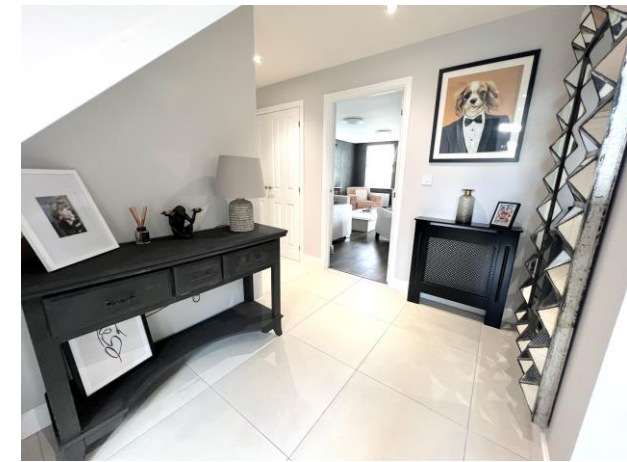




Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT208858



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