



Keble Close
Burton-On-Trent





Property Description

Burchell Edwards are delighted to bring to market this well-presented and considerably sized 6 bedroom detached family home, in a popular and much sought-after area of Brizlincote valley.

The property is within reach of good schooling, local amenities, and town centre shopping. Positioned a short drive from Ashby Road, this desirable cul-de-sac is well connected to both the A38 and M42 in either direction - popular with commuters.

Upon arrival, the property welcomes with true kerb appeal to ample off-road parking, with front lawn bordered by hedgerow and driveway in front of integrated garage. Gated side access leads around to an enclosed and elevated rear garden. This natural plot backs onto mature trees and boasts patio area with pergola canopy for summer-sun entertaining.

Entry leads into a hallway with guest cloakroom, leading through to an 18ft front reception room, which is light and airy thanks to large window over front elevation. This space flows through to a separate dining room, leading into a spacious and charming L-shape kitchen which access through to integrated garage and conservatory over rear.

The 1st floor offers 4 double bedrooms, with the master being an en-suite and bedrooms 2 & 3 both benefiting from Jack-and-Jill style en-suite bathroom. The 1st floor also offers dedicated study space and family bathroom.

Finally, the 2nd floor has been converted into 2 sizeable bedrooms, with ample natural light from large skylight windows and dormers over rear.

Entrance Hallway

Carpet and central heating radiator.

W.C

Double glazed window to rear elevation, alarm system, W.C, wash hand basin, carpet and tiling to splash prone areas.

Lounge

18' 3" x 15' 8" max (5.56m x 4.78m max)
Double glazed window to rear elevation with bespoke electric shutter blinds, double glazed window to side elevation, central heating

radiator, carpet and storage under stairs.

Dining Room

11' x 9' 2" (3.35m x 2.79m)

Double glazed window to rear elevation with bespoke electric shutter blinds, carpet and central heating radiator.

Kitchen

16' 4" x 14' 4" (4.98m x 4.37m)

Double glazed window to rear elevation, door to side access, a range of wall and base units with work surface over incorporating a sink with drainer unit, rangemaster double cooker, integrated fridge freezer and dishwasher, tumble dryer, space and plumbing for washing machine, spotlights, extractor, tiled flooring and tiling to splash prone areas.

Conservatory

10' x 9' 9" (3.05m x 2.97m)

Glass roof and skylight, double glazed french doors out to garden, two wall lights and tiled flooring.

Landing

Carpet and built in storage.

Bedroom One

9' 1" x 12' 10" (2.77m x 3.91m)

Double glazed window to rear elevation with blinds, carpet and central heating radiator.

Shower Room

Shower cubicle, wash hand basin, W.C, spotlights, vinyl flooring, storage, central heating radiator and extractor.

Bedroom Two

9' x 8' 11" (2.74m x 2.72m)

Double glazed window to rear elevation, central heating radiator, carpet and built in storage.

Bedroom Three

12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to rear elevation, carpet and central heating radiator.

Jack And Jill En-Suite

Walk in electric shower, wash hand basin, W.C, carpet, spotlights, extractor and vertical central heating radiator.

Bedroom Four

9' 1" x 9' 1" (2.77m x 2.77m)

Double glazed window to rear elevation, with blinds, built in storage, carpet and central heating radiator.

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, bath, central heating radiator, vinyl flooring, spotlights and tiling to splash prone areas.

Study

9' 7" max x 6' 5" (2.92m max x 1.96m)

Double glazed window to rear elevation, carpet and central heating radiator.

Bedroom Five

15' 8" max x 9' 10" (4.78m max x 3.00m)

Double glazed window to rear elevation, carpet, central heating radiator, spotlights,

Bedroom Six

15' 7" max x 10' 6" (4.75m max x 3.20m)

Double glazed window to rear elevation, carpet, central heating radiator, skylight, spotlights and two built in storage cupboard.

Second Floor Landing

Skylight and carpet.

Front Garden

Driveway providing off road parking and laid lawn.

Rear Garden

Laid lawn, patio area, outside socket and tap, gated side access and canopy.

Garage

17' 1" x 9' 4" (5.21m x 2.84m)

Boiler, concrete flooring ad up and over door.

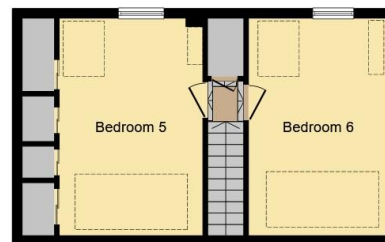




Ground Floor



First Floor



Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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