



Blackthorn Avenue
Burton-On-Trent





Property Description

Burchell Edwards welcomes you to this truly fabulous 4 bedroom detached townhouse, situated in a popular and much sought-after new estate on the edge of Burton-on-Trent. Strata Homes completed this development in 2018, positioned only a short walk via a cut-through to Queen's Hospital as well as a wealth of local amenities and good schooling.

To the exterior, the property is a well-appointed build with true kerb appeal. A tandem driveway offers parking in front of a 20ft long garage. Gated side access leads into a private rear garden, landscaped and with porcelain tile patio area. The rear space is intelligently bordered by garages and backing onto fields to ensure it is not overlooked.

Internally, the accommodation has been finished to an immaculate standard, yet also a functional family layout. The entrance hallway has guest cloakroom, leading off to a modern and contemporary kitchen-diner and airy reception room, thanks to full size French patio doors onto the rear.

The first floor offers 2 double bedrooms and a further single, as well as the family bathroom. Views over the rear are truly unspoilt, crossing the countryside of protected land.

Thanks to the steep-pitched roofs, an 18ft wide master bedroom adorns the top floor. The en-suite is fully tiled and has walk-in rainfall shower.

Maintenance charge of only £10 pcm, whilst the solar panels and Eddi system mean water heating from up to 100% self-generated green energy. View now to appreciate the depth of features!

Entrance Hall

Composite door, laminate flooring, storage under stairs, light fitting.

Guest Cloakroom

Laminate flooring, low-level flush toilet, pendant light, gas central heating radiator, tiled flooring, splashback tiling, extractor.

Kitchen-Diner

15' 4" x 9' 4" (4.67m x 2.84m)

Tiled flooring, electric oven, gas hob, window to front elevation with blinds, gas central

heating radiator, splashback, extractor, integrated fridge freezer and dishwasher, range of flush wall and base units, 6 spotlights plus 1 light fitting, stainless steel sink with drainer.

Lounge

16' 5" x 10' 9" (5.00m x 3.28m)

Laminate flooring, 6 spotlights, 2 gas central heating radiators, full size French patio doors to garden.

Landing

Built-in storage featuring a hot water cylinder with an Eddi, light fitting, carpet, gas central heating radiator.

Bedroom 2

.13' 6" at max. x 9' 7" (4.11m at max. x 2.92m)

Built-in wardrobes, carpet, light fitting, gas central heating radiator, window to front elevation.

Bedroom 3

12' 9" at max. x 9' 1" (3.89m at max. x 2.77m)

Built-in wardrobes, carpet, light fitting, gas central heating radiator, window to rear elevation with blinds and far-reaching views over countryside.

Bedroom 4

9' 5" x 7' (2.87m x 2.13m)

Carpet, light fitting, gas central heating radiator, window to rear elevation with blinds and far-reaching views over countryside.

Family Bathroom

Tiled flooring, full-height wall tiles, 4 spotlights, low-level flush toilet, gas central heating vertical radiator, mains shower over bath, basin plus storage, splashback tiling, extractor, window to front elevation.

Master Bedroom

17' 11" x 13' 1" (5.46m x 3.99m)

Built-in wardrobes, carpet, light fitting, gas central heating radiator, digital thermostat controls, dormer window to front elevation, access to boarded and insulated loft space.

En-Suite

Tiled flooring, full-height wall tiles, 2 spotlights, low-level flush toilet, gas central heating vertical radiator, walk-in mains rainfall shower with porcelanosa slate shower tray, basin plus storage, splashback tiling, extractor, skylight window, backlit mirror.

Garage

20' 4" x 11' (6.20m x 3.35m)
Oversize single garage, concrete floor, power and lighting, up and over door,

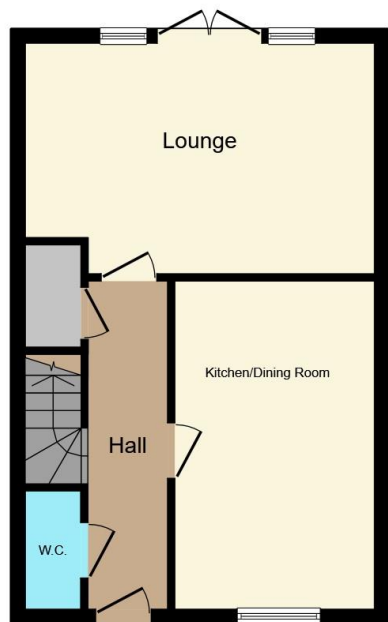
Front Garden

Slabs to front door, artificial grass and graveled area with greenery.

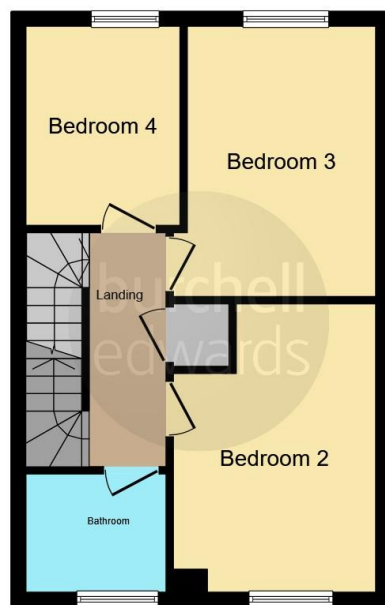
Rear Garden

Porcelain tiled patio area, landscaped with artificial lawn, outdoor lighting and tap, gated access to driveway, enclosed by fencing and backing on to protected green land.

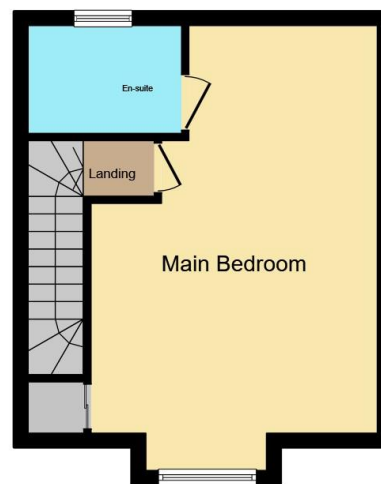




Ground Floor



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: A

Tenure: Freehold

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