



Luton Mews, BURTON-ON-TRENT

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Property Description

Burchell Edwards are delighted to bring to market this charming and well-presented 4 detached family home, offered with no onward chain and situated on a desirable estate in the much sought-after Brizlincote Valley.

Completed in 2021, this modern Strata home offers 7 years NHBC guarantee and is positioned with immediate access to open green space and woodland walks. Upon arrival, the property oozes curb-appeal and offers ample off-road parking with a 4-car tandem driveway, in front of a 20ft long detached single garage. This features gated side access to an enclosed rear garden, laid to lawn and with sun-trap patio area.

Entry via the front door leads into a spacious and welcoming entrance hallway. This has built-in storage under the stairs and leads off the front reception room, light and airy thanks to property having large triple-glazed Sashe-style windows throughout. Leading through to sizeable and sleek kitchen-diner, a range of modern integrated units include double induction hob, dishwasher, and wine chiller. The dining space offers ample natural light thanks to large French patio doors out to the rear garden, whilst a separate utility space and guest cloakroom offer practicality.

The 1st floor accommodation consists of 4 double bedrooms, including an en-suite master and en-suite 2nd bedroom making the perfect space for guests. The family bathroom and loft access lead from the landing, as well as a built-in storage cupboard. Viewing strongly advised to appreciate.

Entrance Hallway

Built in storage, central heating radiator, consumer unit, alarm system and tiled flooring.

W.C

W.C, wash hand basin, tiled flooring, tiling to splash prone areas, central heating radiator and extractor.

Lounge

11' 4" x 15' 4" (3.45m x 4.67m)
Double glazed window to front elevation, central heating radiator and carpet.

Kitchen/Diner

Dining Area

21' 10" x 10' 2" (6.65m x 3.10m)
L shaped room. Double glazed window and French doors to rear elevation, central heating radiator, spotlights and tiled flooring.

Kitchen Area

15' 4" x 13' 10" (4.67m x 4.22m)
L shaped room. Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double induction ohb, electric oven, extractor, tiling to splash prone areas, two central heating radiators and storage under stairs.

Utility Room

6' 7" x 6' 11" (2.01m x 2.11m)
Door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled flooring, central heating combi boiler, extractor, tiling to splash prone areas and plumbing for washing machine.

Landing

Carpet, central heating radiator and cupboard housing water tank.

Bedroom One

16' 5" x 11' 5" (5.00m x 3.48m)

Double glazed window to front elevation, carpet, central heating radiator, built in wardrobes and spotlights.

En-Suite

Double glazed window to front elevation with blinds, rainfall shower cubicle, wash hand basin, W.C, verticle central heating radiator, extractor, tiled flooring, spotlights and built in vanity mirror.

Bedroom Two

10' 6" x 11' 3" (3.20m x 3.43m)

Double glazed window to front elevation, carpet, central heating radiator and built in wardrobes.

En-Suite

Double glazed window to side elevation with blinds, wash hand basin, W.C, rainfall shower cubicle, shaver point, spotlights, extractor, tiled floor and verticle central heating radiator.

Bedroom Three

8' 4" min x 9' 3" (2.54m min x 2.82m)

Single glazed window to rear elevation, carpet, central heating radiator and built in wardrobes.

Bedroom Four

10' 7" x 9' min (3.23m x 2.74m min)

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

Bathroom

Double glazed window to rear elevation, shower over bath, wash hand basin, W.C, extractor, tiled flooring, tiling to splash prone areas and verticle central heating radiator.

Front Garden

Driveway providing off road parking for multiple vehicles and electric car charging point.

Rear Garden

laid to lawn, patio area, outside tap and sockets.

Garage

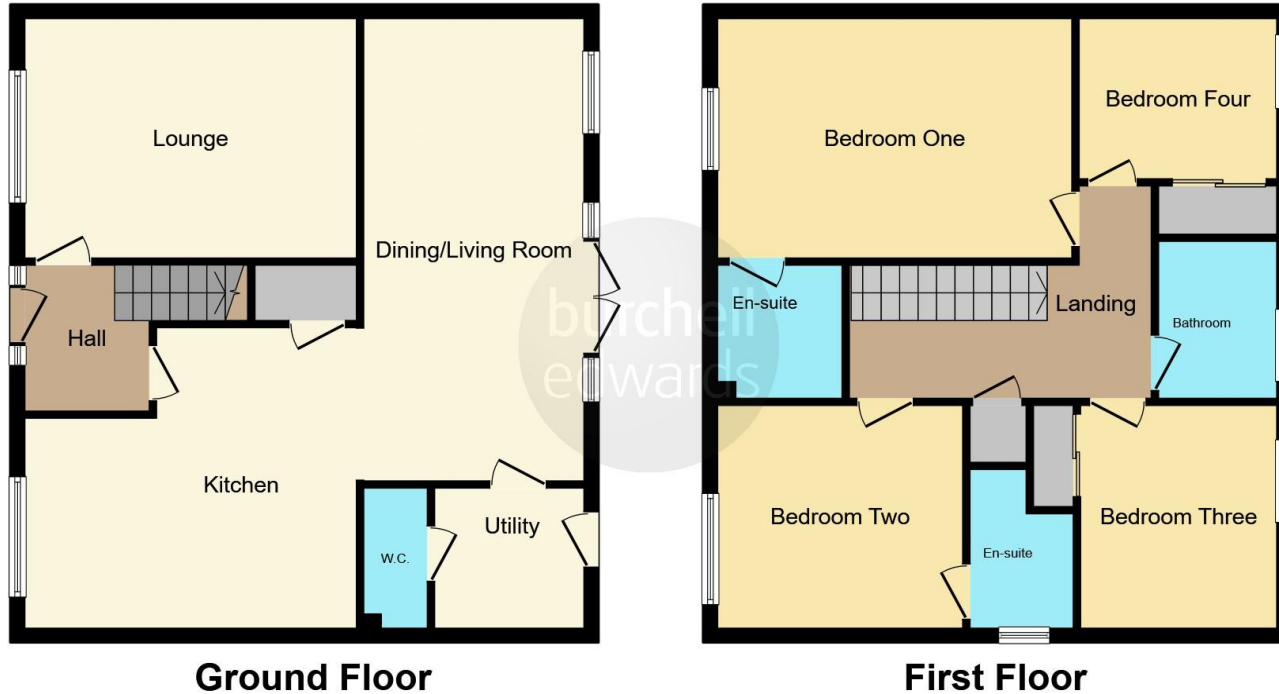
20' 4" x 10' 6" (6.20m x 3.20m)

Up and over door, power, lighting and concrete flooring.









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: B

Tenure: Freehold

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