



Malin Close, BURTON-ON-TRENT

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Property Description

Burchell Edwards are delighted to bring to market this beautifully presented 5-bedroom detached family home, offered with no onward chain complications.

Situated within a popular and modern estate between Stretton village and Burton town centre, the location has good access to a range of local amenities and good schooling, the development is popular with families and commuters alike due to excellent transport links.

Upon arrival, the property welcomes you with a lawned area, sizeable driveway, and integrated outdoor storage to the front of the property. Whilst to the rear of the property a sizeable natural lawn and patio area allow for relaxed outdoor entertaining, available to include Jacuzzi hot tub by separate negotiation to really soak up the summer sunshine. Composite shed offers further storage.

Entry via the front opens into separate entrance hallway, with front reception room - complete with elegant glass fireplace - and snug leading off from either side. Leading through to the kitchen-dinner past functional storage under the stairs, a modern and contemporary finish add further style, whilst separate utility and guest cloakroom offer practicality. Finally, the ground floor is complete with a sunroom boasting French patio doors and underfloor heating.

The 1st floor accommodation comprises of 4 double bedrooms and further single with en-suite master, as well as sizeable family bathroom including full 3-piece suite. Viewing is highly recommended.

Entrance Hallway

Door to front elevation, storage under stairs, tiled flooring and central heating radiator.

Guest W.C

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

Lounge

15' 2" x 10' 8" (4.62m x 3.25m)

Double glazed window to front elevation with blinds, media wall with TV, electric fireplace and central heating radiator.

Dining Room/ Snug

12' 5" x 8' 11" (3.78m x 2.72m)

Carpet.

Kitchen/ Diner

21' 2" x 9' 9" (6.45m x 2.97m)

Double glazed window to rear elevation with blinds, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, extractor, tiling to splash prone areas, central heating radiator. dishwasher, fridge freezer, feature wood panelling and double glazed sliding patio doors with blinds to rear elevation.

Utility Room

7' x 5' 5" (2.13m x 1.65m)

Door to garden, a range of wall and base units, tiled flooring, washing machine and fridge freezer and central heating radiator.

Conservatory

11' 1" x 13' 5" (3.38m x 4.09m)

Double glazed windows and patio doors doors with blinds to rear elevation, tiled flooring, spotlights and under floor heating.

Landing

Loft access and carpet.

Bedroom One

10' 8" x 13' 5" (3.25m x 4.09m)

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

En-Suite

Double glazed window to front elevation, wash hand basin, W.C, walk in shower cubicle, extractor, spotlights, vinyl flooring, tiling to splash prone areas and verticle central heating radiator.

Bedroom Two

12' 8" max x 10' 7" (3.86m max x 3.23m)

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

Bedroom Three

10' 3" x 9' 3" (3.12m x 2.82m)

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

Bedroom Four

11' 10" x 10' (3.61m x 3.05m)

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

Bedroom Five

6' 11" x 7' 1" (2.11m x 2.16m)

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

Bathroom

Double glazed window to side elevation with blinds, W.C, wash hand basin, electric shower over bath, tiling to splash prone areas, spotlights, extractor, vinyl flooring and vertical central heating radiator.

Loft Space

Partially boarded and insulated.

Front Garden

Driveway providing off road parking for two vehicles, laid to lawn and pathway to front door.

Rear Garden

laid to lawn, patio area, gated side access, outside tap, outside sockets, outdoor lighting, storage shed and fencing to all boundaries.

Outbuilding

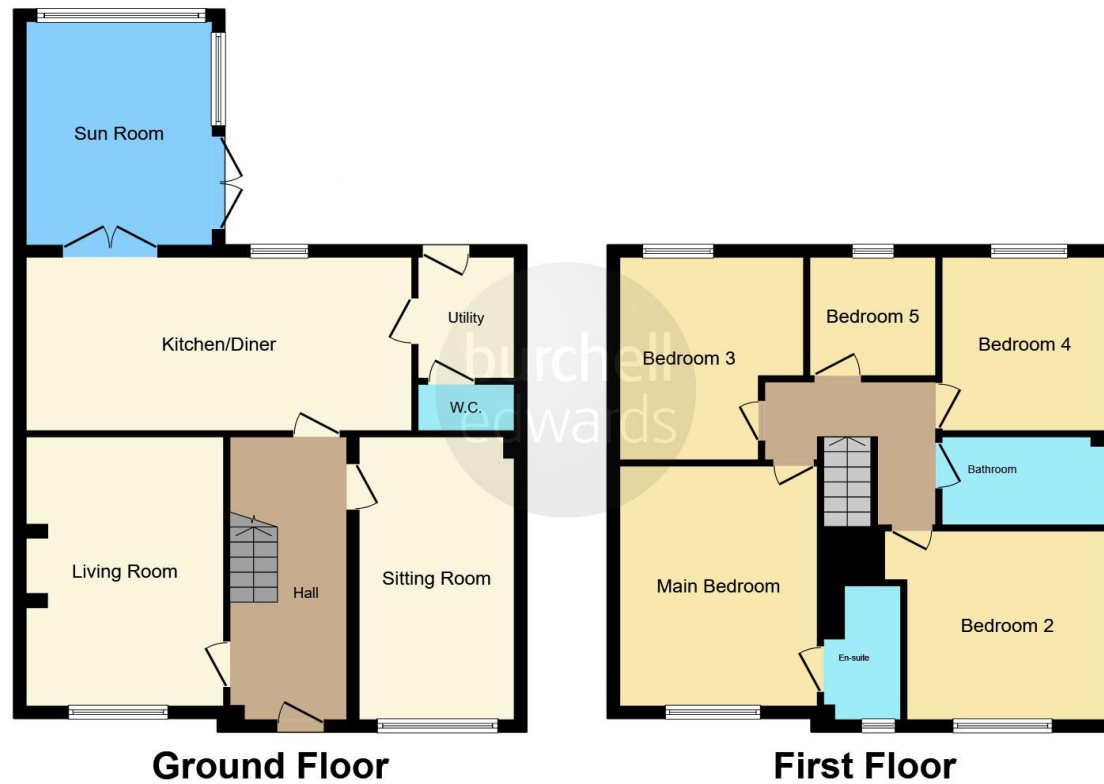
9' x 3' 1" (2.74m x 0.94m)

Roller door to front elevation, concrete flooring, power and lighting.









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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