

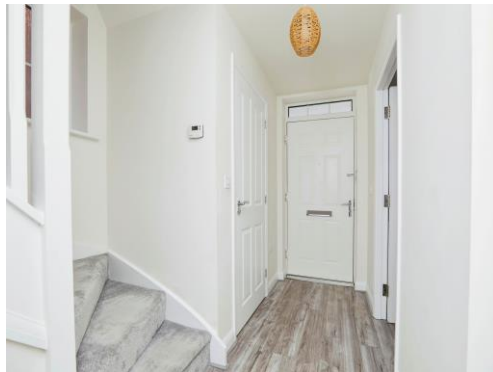


Knight Court
Burton-On-Trent

burchell
edwards

Knight Court Burton-On-Trent DE13 9ET

for sale offers in excess of
£205,000



Property Description

Burchell Edwards are delighted to bring to market this 3-bedroom, semi-detached family home. Situated on the popular new King Lane estate, this secluded location offers excellent local schooling and a small number of local amenities.

Offered to the market with no onward chain complications and includes 7-years NHBC guarantee!

Positioned towards the end of the estate, the property boasts a private rear garden which backs on to mature trees with views over fields. A suntrap decking area is perfect for outdoor entertaining, whilst to the front is 2 allocated parking spaces right at the door with gates side access around to the garden.

Entry leads into a separate hallway with downstairs guest cloakroom, leading off to a modern kitchen space with a range of integrated units. Through to the lounge-diner at the rear, this is light and airy thanks to large French patio doors, as well as being practical for families with storage space under the stairs.

To the 1st floor are 2 double bedrooms, both with built-in storage, and a further single bedroom. The family bathroom is modern and functional with full 3-piece suite. Finally, the landing space has access to the insulated loft. Viewing strongly recommended.

Entrance Hallway

Double glazed window to side elevation, door to front elevation, central heating radiator and laminate flooring.

W.C

Double glazed window to side elevation, W.C, wash hand basin, vinyl flooring and tiling to splash prone areas.

Lounge

15' 4" max x 14' 3" max (4.67m max x 4.34m max)
Double glazed French patio doors to rear elevation, consumer unit, two central heating radiators, carpet and storage under stairs.

Kitchen

6' 9" x 10' (2.06m x 3.05m)

Double glazed window to front elevation with blinds, a range of wall and base units with work surface over incorporating a sink with drainer unit, fridge freezer, dishwasher, gas hob, electric oven, washing machine, extractor, central heating boiler, central heating radiator, laminate flooring and tiling to splash prone areas.

Landing

Carpet and loft access.

Bedroom One

.10' 9" x 12' 6" (3.28m x 3.81m)

Two double glazed windows to front elevation, central heating radiator, carpet, built in storage and built in wardrobes.

Bedroom Two

10' 8" x 7' 10" (3.25m x 2.39m)

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

Bedroom Three

10' max x 6' 2" max (3.05m max x 1.88m max)

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

Bathroom

Mains shower over bath, wash hand basin, W.C, central heating radiator, spotlights, extractor, vinyl flooring, tiling to splash prone areas and vertical central heating radiator.

Approach

Two allocated parking spaces and slabbed pathway to entrance.

Rear Garden

Laid to lawn, gated side access to frontage, outside tap, decking area and patio area.









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

To view this property please contact Burchell Edwards on

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 BURTON-ON-TRENT DE14 1AN

EPC Rating: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT209849



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