



King Lane, BURTON-ON-TRENT

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Property Description

Burchell Edwards are delighted to bring to market this extensive 5-bedroom detached family home, situated on a recently completed Bellway Homes development at the edge of Burton-Upon-Trent. The Henhurst area has an excellent primary school, a small number of local pubs, and a convenience store.

The property is positioned towards the middle of the King Lane estate, accessible from either end of the crescent meaning minimal traffic bypasses the home. Directly opposite is open green space with a children's play area. Off-road parking for 2 vehicles is provided in front of the integrated double garage, with access around the side to an enclosed and private south-facing rear garden.

Entry at the front leads into an inviting hallway, leading off to the large front reception room and offering storage under the stairs. Amtico luxury vinyl flooring flows throughout. Towards the rear is the spacious and light kitchen-diner, thanks to large French patio doors leading out to the rear. Leading past the modern kitchen units takes you around to a separate utility space, with guest cloakroom and access into the integrated garage.

The 1st floor accommodation consists of 4 double bedrooms and a 5th single, both the master and 2nd bedroom being large en-suites. A family bathroom, built-in storage cupboard, and ladder access to the insulated and part-boarded loft space complete the upstairs. Early viewing advised.

Entrance Hallway

LVT flooring and central heating radiator.

Guest W.C

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

Lounge

11' 7" x 17' (3.53m x 5.18m)

Double glazed window to front elevation, central heating radiator, LVT flooring and electric fire place.

Kitchen/ Diner

32' 2" max x 18' 7" max (9.80m max x 5.66m max)
Two double glazed French patio doors and window to rear elevation, double glazed skylights, a range of wall and base units with work surface over incorporating a sink with drainer unit, double induction hob, electric oven, dishwasher, fridge freezer, extractor, tiling to splash prone areas, spotlights, three central heating radiators and under stairs storage.

Utility Room

4' 11" x 5' 2" (1.50m x 1.57m)

a range of base units, sink with drainer unit, LVT flooring and extractor.

Landing

loft access with drop down ladder, carpet, airing cupboard and storage cupboard.

Bedroom One

14' 10" max x 15' 2" max (4.52m max x 4.62m max)

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

En-Suite

Shower cubicle, wash hand basin, bath, W.C, extractor, central heating radiator, spotlights, tiled flooring, tiling to splash prone areas and shaver point.

Bedroom Two

13' 10" x 10' 9" (4.22m x 3.28m)

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

En-Suite

Walk in mains shower cubicle, W.C, wash hand basin, spotlights, extractor, central heating radiator, tiled flooring and tiling to splash prone areas.

Bedroom Three

9' 9" x 13' 3" (2.97m x 4.04m)

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

Bedroom Four

10' 1" x 13' 2" (3.07m x 4.01m)

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

Bathroom

Walk in mains shower, bath, wash hand basin ,W.C, extractor, spotlights, tiled flooring, central heating radiator and tiling to splash prone areas.

Bedroom Five

8' 7" x 7' 5" (2.62m x 2.26m)

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

Loft Space

Boarded and insulated with lighting.

Front Garden

Driveway providing off road parking for two vehicle, mature plants and laid to lawn.

Rear Garden

Artificial lawn, slabbed patio area, outside tap, outside lighting, gated access to side and fencing to boundaries.

Double Garage

15' 5" max x 20' 5" max (4.70m max x 6.22m max)

Up and over door, power, lighting, central heating boiler, consumer unit and concrete flooring.





Ground Floor



First 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: B

Tenure: Freehold

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