



Sweeney Drive, Tatenhill Burton-On-Trent





Property Description

Burchell Edwards are delighted to bring to market this show-home standard, 4 bedroom detached family home, in the popular and much sought-after new estate on the edge of Tatenhill, Burton-on-Trent.

The property is offered with the benefit of no onward chain complications and is positioned within walking distance of excellent schooling, local village amenities, and is a short drive from the A38 connecting to Birmingham and Derby/Nottingham in either direction.

Upon arrival, the property welcomes you down a private driveway, overlooking unspoilt fields and woodland. Parking is via a 2-car driveway and garage to the right as you face the property, where side access leads through to an enclosed yet not overlooked garden, which is laid to lawn with patio entertaining area.

Pillars either side of the front door lead to the entrance hall, where luxury vinyl tiles flow throughout the ground floor. The clean and contemporary style is immediately obvious, as the property has been finished to such a high standard. Leading off from the hallway is the front reception room with bay window, as well as second reception room. Through to the rear is a modern fitted kitchen-diner, with separate utility and guest cloakroom through a rear lobby to the adjoining garage.

The 1st floor offers 4 double bedrooms, with the master being an en-suite with walk-in rainfall shower, as well as the family bathroom and access to the insulated loft space. Viewing strongly recommended.

Entrance Hallway

Central heating radiator, tiled flooring and under stairs storage.

Guest W.C

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

Lounge

14' 10" x 10' 10" (4.52m x 3.30m)

Dual aspect double glazed windows to front and side elevations with bespoke blinds, central heating radiator and LVT flooring.

Dining Room

8' 10" x 11' 3" (2.69m x 3.43m)

Double glazed window to front elevation with bespoke blinds, central heating radiator and LVT flooring.

Kitchen/ Diner

11' 6" x 20' 8" (3.51m x 6.30m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and electric oven, double glazed french doors out to garden, dishwasher and fridge freezer, extractor, pantry, tiled flooring and central heating radiator.

Utility Room

6' x 5' 9" (1.83m x 1.75m)

Double glazed window to rear elevation, space and plumbing for washing machine, tiled flooring, extractor and boiler.

Landing

Capret, loft access and built in airing cupboard.

Master Bedroom

13' 7" x 11' (4.14m x 3.35m)

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

En-Suite

Double glazed window to front elevation, walk in shower with rainfall shower, wash hand basin, W.C, tiled flooring, extractor and tiling to splash prone areas.

Bedroom Two

8' 11" x 12' 2" (2.72m x 3.71m)

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

Bedroom Three

10' 9" max x 10' 9" max (3.28m max x 3.28m max)

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

Bedroom Four

10' 7" x 8' 11" (3.23m x 2.72m)

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

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, shower over bath, extractor, tiled flooring and full height tiles.

Front Garden

Driveway with off road parking.

Rear Garden

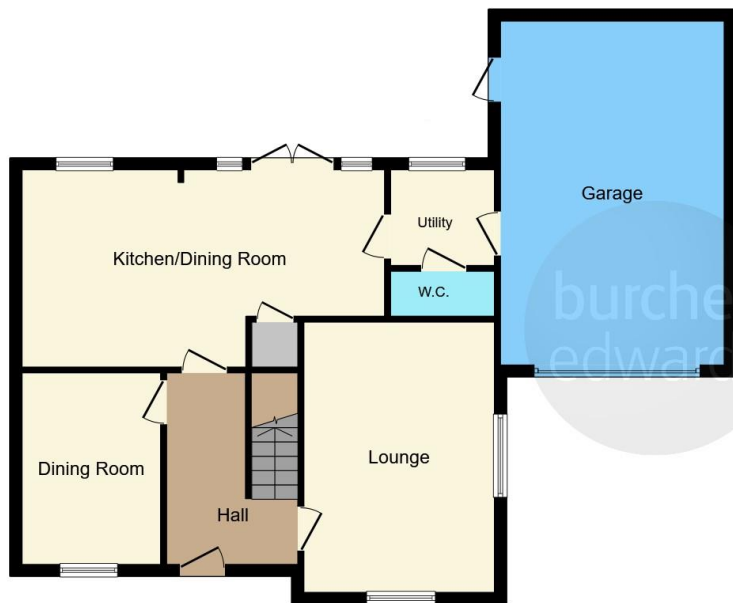
Slabbed patio area, laid lawn and outside tap.

Garage

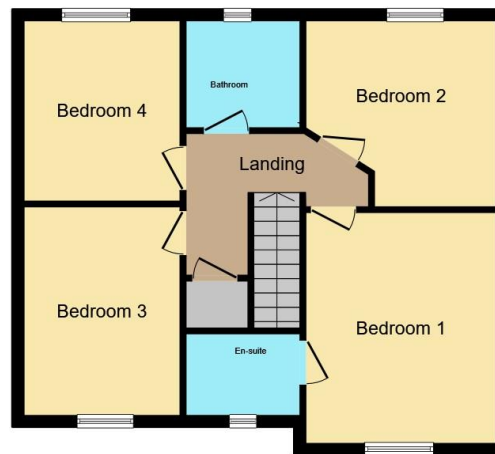
13' 9" x 19' 10" (4.19m x 6.05m)

Half carpeted with part LVT flooring, up and over door, personnel door in to utility room giving access to house, power and lighting and UPVC door to rear elevation.





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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