



Hazel Close, Burton-On-Trent



Property Description

Burchell Edwards are delighted to market this 4 Bedroom Detached family home. The property is situated on a lovely road on a heavily desired new estate in the Shobnall area. The property greets you with a driveway to the side of the property that provides off road parking for multiple vehicles as well as access to the property's garage. The property itself is finished to a lovely standard throughout and boasts: a wonderful living room to the rear of the property, a spacious kitchen/diner to the front of the property, as well as an additional W/C to finalise the ground floor of the property. On the first floor you are greeted to a landing that provides a storage cupboard as well as access to 2 good sized, double bedrooms and a large, single bedroom. Covering the top floor of the property is the master bedroom which is finished to a high quality standard and boasts its own en suite. Outside to the rear is an private, enclosed garden which contains a patio slabbing seating area as well as a spacious patch of lawn. Viewing of this wonderful property is a must!

Entrance Hallway

Spotlights, central heating radiator and under stairs storage.

Guest W.C

W.C, wash hand basin, tiling to walls, tiled flooring, central heating radiator and spotlights.

Lounge

16' 3" x 10' 9" (4.95m x 3.28m)

Doors to rear elevation, central heating radiator, carpet and spotlights.

Kitchen/ Diner

15' 4" x 9' 4" (4.67m x 2.84m)

Window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, integrated washing machine, dishwasher and fridge freezer, spotlights, central heating radiator and tiled flooring.

Landing

Central heating radiator, carpet, spotlights and storage cupboard.

Bedroom One

17' 11" max x 12' 10" max (5.46m max x 3.91m max)

Window to front elevation, two central heating radiators, carpet, loft access and integrated wardrobes.

En-Suite

Skylight, W.C, wash hand basin, shower, central heating radiator, tiled flooring, spotlights and floor to ceiling wall tiles.

Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)

Window to front elevation, central heating radiator, carpet and integrated wardrobes.

Bedroom Three

12' 8" max x 9' 5" max (3.86m max x 2.87m max)

Window to rear elevation, central heating radiator, carpet and integrated wardrobes.

Bedroom Four

9' 4" x 7' 1" (2.84m x 2.16m)

Window to rear elevation, central heating radiator and carpet.

Bathroom

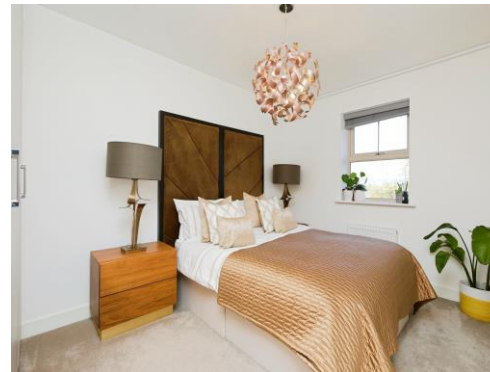
Window to front elevation, W.C, wash hand basin, shower over bath, central heating radiator, tiled flooring and floor to ceiling wall tiles.

Rear Garden

Enclosed garden with patio area, lawned area and gated access to frontage.

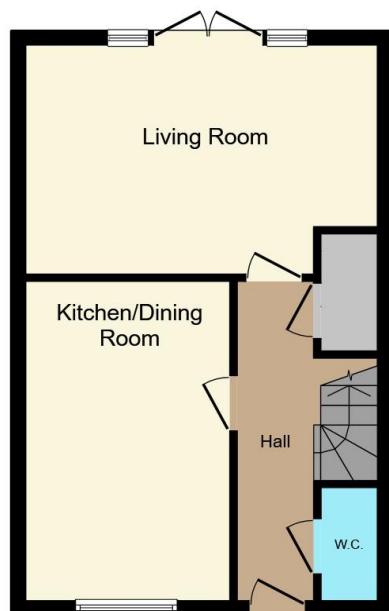
Front Garden

Driveway providing off road parking for two vehicles and access to garage.

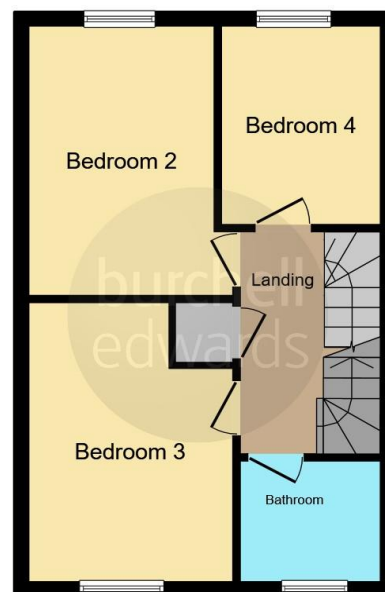




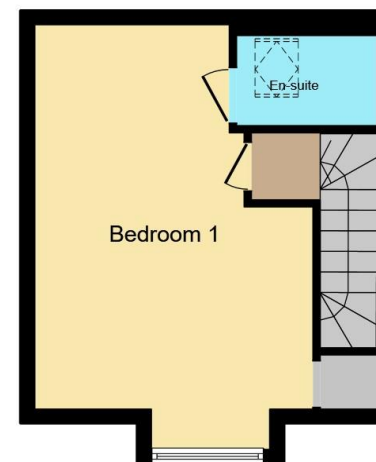




Ground Floor



First Floor



Second 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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