



Balata Way
BURTON-ON-TRENT





Property Description

Burchell Edwards are delighted to market this 4 bedroom End-Terraced family home. The property is situated on a popular estate located closely to Burton town centre. At the front of the property you are presented with an off road parking space, the property's garage as well as the property's spacious lawn area. The property itself is finished to a lovely standard and consists of living across 3 different floors. On the ground floor of the property you will find a downstairs W/C as well as the property's modern, spacious kitchen/diner. The first floor of the property presents you: the property's main lounge which has a Juliet balcony over looking the rear, a modern family bathroom as well as access to a double bedroom. On the top floor of the property as 2 double bedrooms, a single bedroom and a modern family bathroom. The top floor of the property boasts the master bedroom, which has its own en suite, as well as access to two more good sized bedrooms. Outside to the rear is an enclosed garden which contains a spacious lawn area as well as a peaceful decking seating area. Viewing of this property is essential!

Entrance Hallway

Wooden flooring and central heating radiator.

Guest W.C

Window to side elevation, W.C, wash hand basin, central heating radiator and wooden flooring.

Kitchen/ Diner

14' 11" x 12' 6" (4.55m x 3.81m)

Window and doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, space and plumbing for washing machine, central heating radiator and wooden flooring.

Landing

Windows to front and side elevations, two storage cupboards and central heating radiator.

Lounge

14' 11" max x 13' 3" (4.55m max x 4.04m)

Juliet balcony, central heating radiator and carpet.

Second Floor Landing

Window to side elevation, central heating radiator, carpet and loft access.

Bathroom

Shower over bath, W.C, wash hand basin, spotlights, central heating radiator and vinyl flooring.

Bedroom Four

10' x 6' 4" (3.05m x 1.93m)

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

Bedroom One

16' max x 11' 3" max (4.88m max x 3.43m max)

Window to front elevation, central heating radiator and carpet.

En-Suite

Window to front elevation, shower, W.C, wash hand basin, central heating radiator and tiled flooring.

Bedroom Two

13' 4" x 8' 4" (4.06m x 2.54m)

Window to rear elevation, central heating radiator and carpet.

Bedroom Three

10' 2" max x 8' 2" max (3.10m max x 2.49m max)

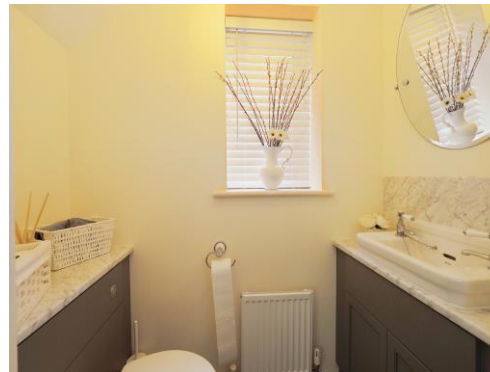
Window to front elevation, central heating radiator and carpet.

Front Garden

Parking bay, patio area and access to garage.

Rear Garden

Lawned area, decked seating area, gravel borders and gated entrance.









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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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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