HOPKINS & DAINTY
ESTATE AGENTS

Beacon Close, Burton-On-Trent, DE13 9UF

£235,000

PART EXCHANGE CONSIDERED* £500 TOWARDS SOLICITOR FEES** ***
OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL - ARE PLEASED TO BRING TO THE MARKET**** this modern, three bedroom semi detached house. Offering a perfect home for a first time buyer or family. Located in the highly regarded new development at Beamhill Heights, on the edge of Burton.
Comprising: Entrance Hall, with a Guest WC, front Lounge and a full width rear Kitchen/Diner with integrated appliances and French doors leading out onto the rear garden On the first floor, the landing provides access to three Bedrooms and the main family Bathroom. The Master Bedroom also has an En-Suite Shower Room. The property has gas central heating and double glazing. Outside, there is driveway parking and an enclosed rear garden.
If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall

Modern black double glazed door leading to the entrance hall, door leading to guest cloakroom and sitting room. Radiator.

Guest WC.

Two piece suite comprising WC and wash hand basin. With a radiator and double glazed front window.

Lounge 14'2" x 12'0">7'8" (4.34 x 3.68>2.36)

With an under stairs storage cupboard, radiator, double glazed front window and door to:

Kitchen/ Diner 15'3" x 8'9" (4.66 x 2.67)

Contemporary base and wall cupboards with an attractive worktop over. Double glazed French doors opening onto the rear garden, built in dishwasher, washer/ dryer and fridge freezer, gas hob, electric oven and extractor over. Stainless Steel sink.

Bedroom 1 9'10",226'4">9'8" x 9'6" (3,69>2.95 x 2.90)

Front double bedroom with a radiator, over stairs storage cupboard, double glazed front window and door to:

En suite shower room

Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a heated towel rail, extractor vent and a double glazed front window.

Bedroom 2 9'2" x 7'5" (2.80 x 2.28)

Second double bedroom with a radiator and double glazed rear window.

Bedroom 3 7'5" x 5'10" (2.27 x 1.78)

Single third bedroom with a radiator and double glazed rear window.

Family bathroom

Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a radiator, extractor vent and a double glazed side window.

frontage and Driveway

To the front of the property there is a low maintenance border garden with access to the entrance door and an outside light. With side driveway parking for two cars and gated entry to the rear garden.

Rear Garden

Delightful enclosed rear lawn garden. With fencing to the boundary and a patio seating area.
Please note the contents of the garden are not included in the sale.

Service charge.

We understand that this property is subject to an annual service charge in the region of £115.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

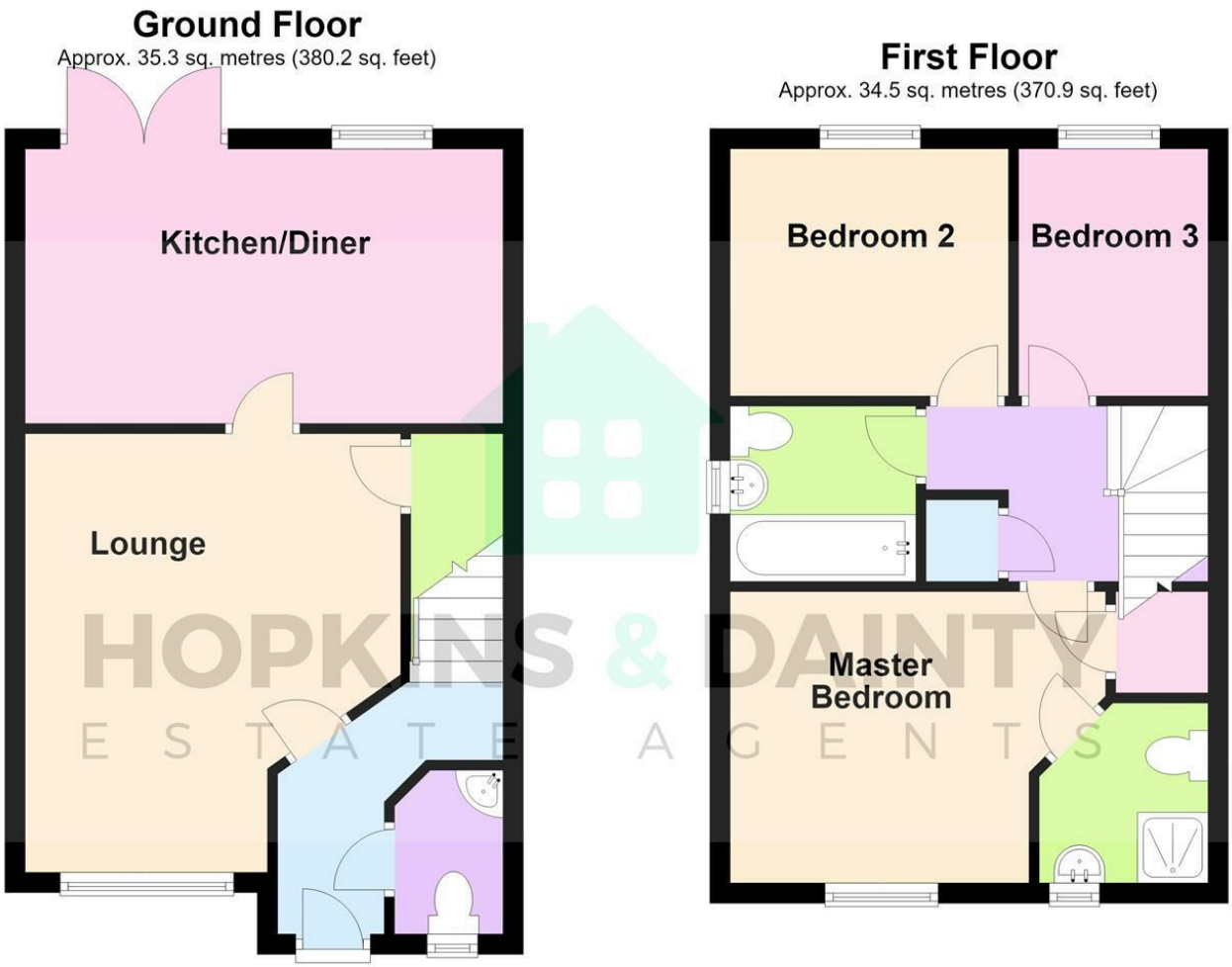
Draft Details.

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Further Information

* Part exchange will be considered on properties that fit the part exchange criteria, the property being part exchanged must be worth at least 30% lower.
** Discounts on solicitor fees are given on preselected panel solicitors that are completely independent of Persimmon Homes and Hopkins and Dainty LTD.

Floor Plan



Total area: approx. 69.8 sq. metres (751.1 sq. feet)

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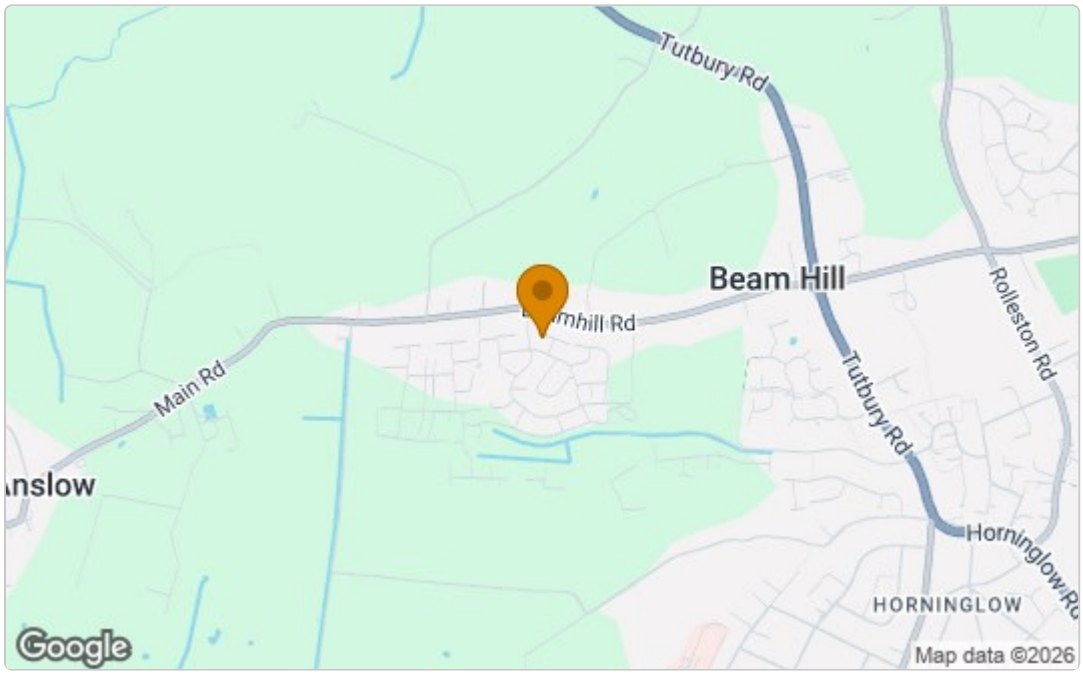
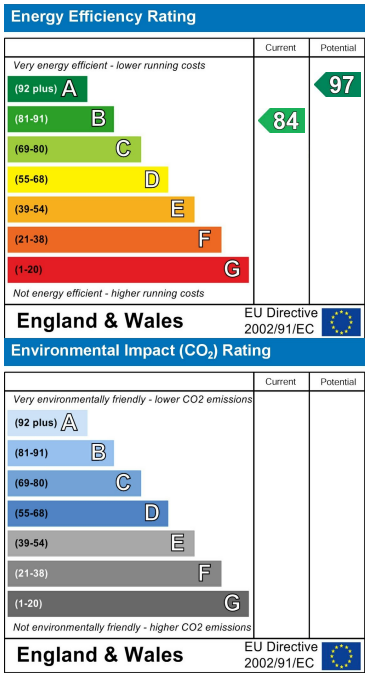
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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