ABODE
SALES & LETTINGS

Upton Drive, Burton On Trent, DEI4 2FB

Asking Price £205,000

https://www.abodemidlands.co.uk

A modern semi detached property situated within a cul de sac position having the benefit UPVC double glazing and gas central heating. The accommodation provides entrance hallway, ground floor cloakroom fitted with a modern white suite, Lounge to front elevation, and an open plan fitted kitchen/diner across the rear elevation with french patio doors leading onto rear garden.

The first floor provides three bedrooms, en-suite shower room and family bathroom. Outside the property has a driveway to the front elevation for two vehicles with side gated access to an established rear garden with lawn and patio. All internal viewings are by appointment only.

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Accommodation

Double glazed front entrance door to Hallway

Hallway
With single radiator, staircase rising up to first floor and door leading off to:

Cloakroom
Fitted with a white suite comprising of a low level WC, hand wash basin and double glazed window to front elevation.

Lounge
14'2" x 12'1"
UPVC double glazed windows, radiator and useful under stairs cupboard, door through to:

Dining/Kitchen
15'3" x 8'10"
Open plan fitted dining/kitchen with one and a half bowl
single drainer sink unit with preparation work surfaces,
selection of base level cupboards and drawers, eye level
wall units. Integrated oven with a four ring gas hob, chimney style extractor hood, concealed gas fired central
heating boiler, upright fridge freezer space, freestanding
plumbing appliance space for washing machine, double
glazed patio doors leading out to rear garden and radiator.

First Floor Landing
Access to loft space partially boarded for storage and cupboard, with doors leading off to:

Master Bedroom
12'0" x 9'6"
With UPVC double glazed window to the front elevation and single radiator, built in wardrobe and door through to

En-Suite.
En-Suite Fitted with a low level WC, pedestal hand wash

home
love
home

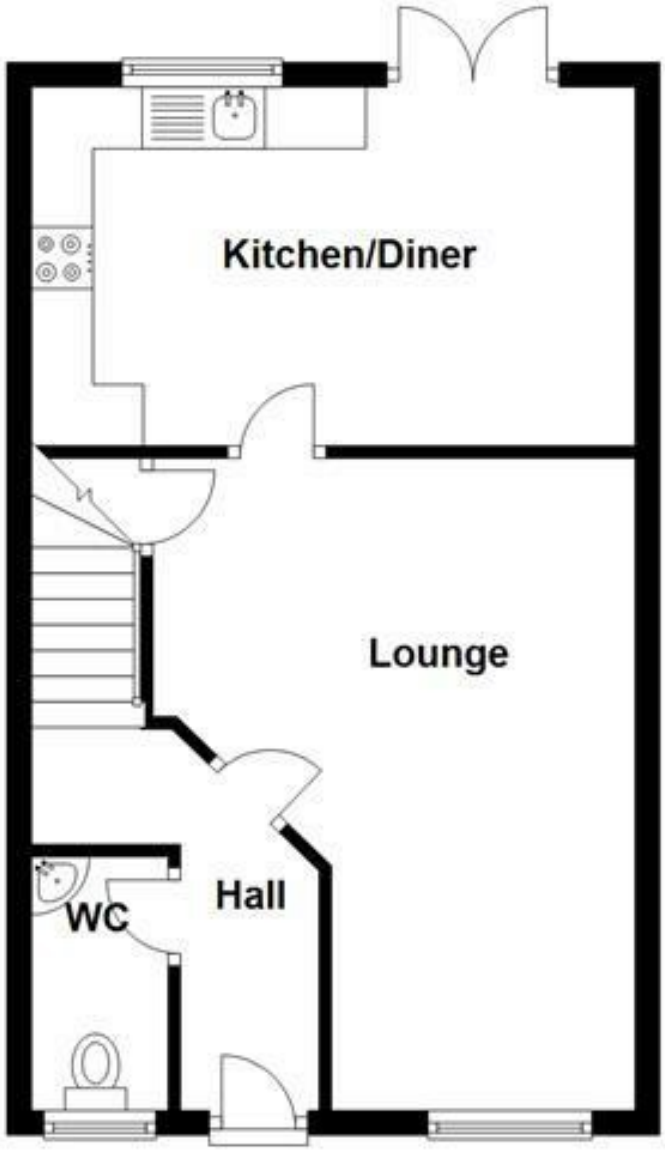
basin,
shower enclosure and double glazed window.

Bedroom Two
9'2" x 7'5"
UPVC double glazed window and radiator.

Bedroom Three
7'6" x 5'9"
Radiator and UPVC double glazed window.
Bathroom
Fitted with a three piece white bathroom suite comprising of a low level WC, pedestal hand wash basin, panel bath, double glazed window to the side elevation, radiator and extractor fan.

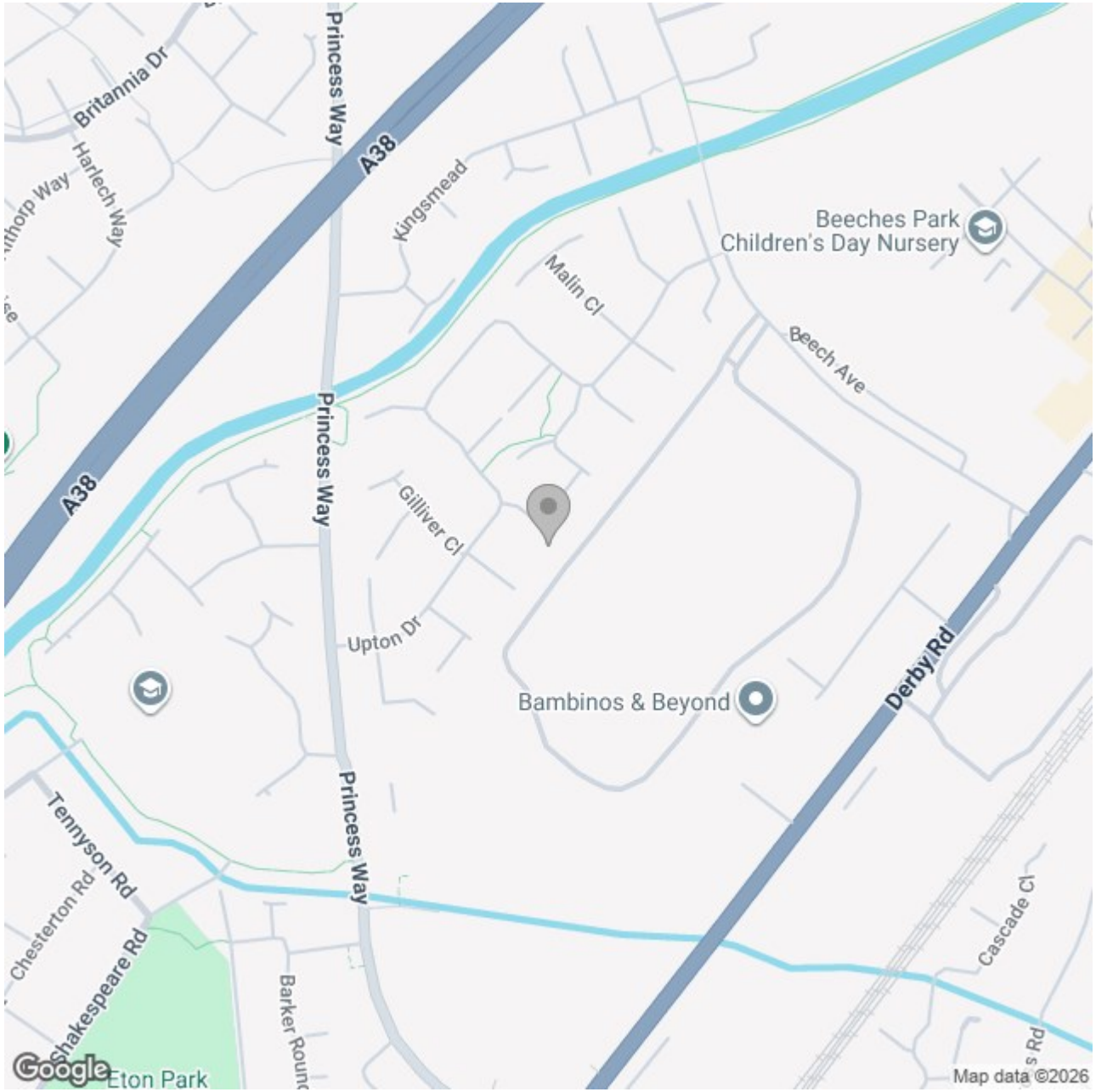
Outside
To the front elevation there is parking for two vehicles with side gated access leading to the enclosed rear garden with paved patio area and lawn with fenced boundaries.

Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	95
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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