



Caroline Court, Burton-on-Trent

 3  2  1



£215,000



## Key Features

- Impressive Three Storey Home
- Driveway & Garage
- Master Bedroom With Dressing Area & En-Suite
- Immediate Vacant Possession
- Close To Amenities & Facilities
- Well Presented Throughout
- EPC rating C
- Freehold





Situated in this popular development this centrally heated and double glazed three storey family home occupies a lovely plot and a recommended internal inspection will reveal accommodation which is of good proportions and in brief comprises: - entrance lobby with store off, entrance hall, guest cloak room, fitted kitchen, good sized reception room, on the first floor a landing leads to two good sized bedrooms and bathroom and on the second floor a landing leads to a stunning master bedroom with dressing room and en-suite off. Outside to the front a driveway provides ample parking, attached garage and small fore garden and to the rear is a pleasant enclosed garden.

#### Accommodation In Detail

##### Open Canopied Entrance

having large useful built-in store and half obscure leaded double glazed entrance door leading to:

##### Entrance Hall 3.73m x 1.94m (12'2" x 6'5")

having staircase rising to first floor, useful understairs storage cupboard, thermostatic control for central heating, one central heating radiator and fitted smoke alarm.

##### Guest Cloak Room

having teardrop vanity basin, low level wc, one central heating radiator, fitted extractor vent and ceramic tiling to floor.

##### Re-Fitted Kitchen 1.87m x 3.71m (6'1" x 12'2")

having a lovely array of navy blue base and wall mounted units with complementary polished oak work surfaces, polycarbonate sink and draining unit with swan neck mixer tap over, double glazed window to front elevation, wall mounted central heating boiler, plumbing for washing machine and

dishwasher and fitted four ring gas hob with extractor over and oven under.

##### Rear Sitting Room 4.55m x 3.92m (14'11" x 12'11")

having bamboo laminate flooring, one central heating radiator and double glazed French doors with double glazed lights to either side leading out to the rear patio.

#### On The First Floor

##### Landing

having double glazed window to front elevation, one central heating radiator, fitted smoke alarm and staircase rising to second floor.

##### Bedroom Two 3.92m x 3.67m (12'11" x 12'0")

having double glazed window to rear elevation and one central heating radiator.

##### Bedroom Three 1.91m x 3.6m (6'4" x 11'10")

having double glazed window to front elevation and one central heating radiator.

##### Bathroom

having modern white suite comprising panelled bath, low level wc, pedestal wash basin, heated chrome ladder towel radiator, ceramic tiling to floor and fitted extractor.





## On The Second Floor

### Landing

having double glazed window to side elevation.

### Master Bedroom 3.93m x 3.66m (12'11" x 12'0")

having a bank of double glazed Velux windows with integrated blinds and one central heating radiator.

### Dressing Area

having an extensive array of fitted wardrobes and airing cupboard incorporating hot water cylinder.

### En-Suite Shower Room

having over-sized shower enclosure, vanity wash stand, low level wc, ceramic tiling to floor, extensive tiling to walls, obscure double glazed window to front elevation and one central heating radiator.

### Outside

To the front is a artificial lawned fore garden with an adjacent driveway leading to an attached garage. To the rear is a pleasant enclosed garden featuring patio and lawned areas and the garden is well screened by timber fencing. There is outside power and water supply.





## Services

All mains services are believed to be connected to the property.

## Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

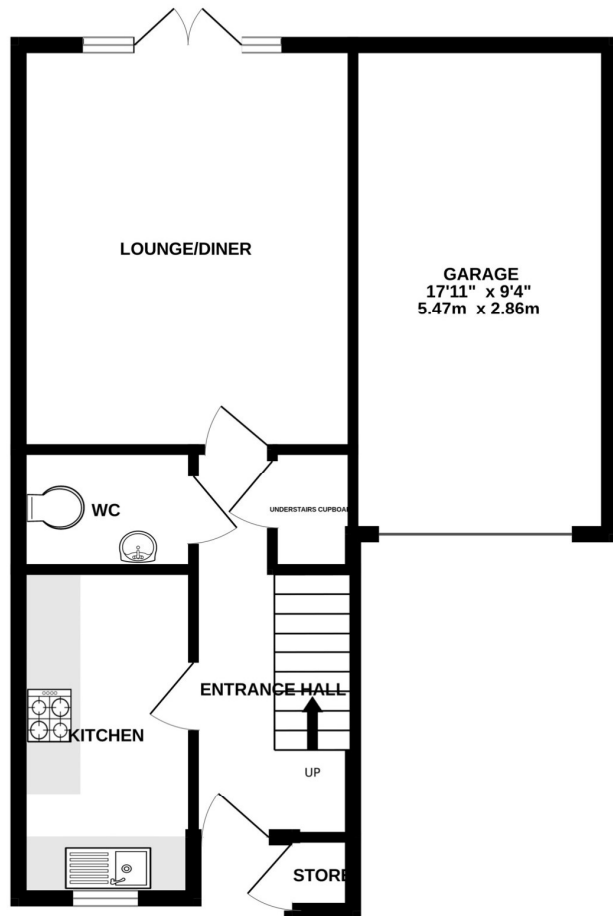
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

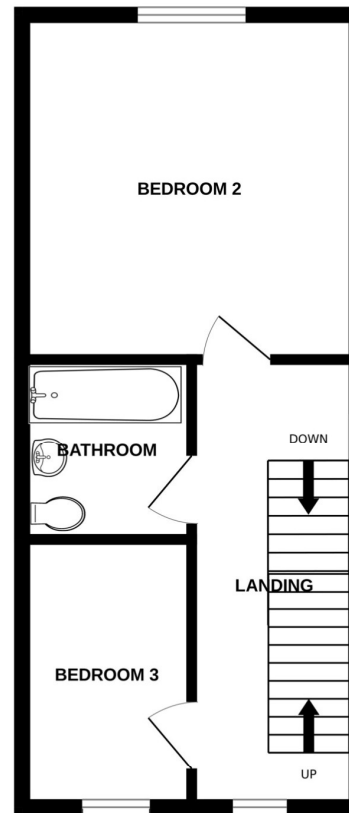
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.  
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



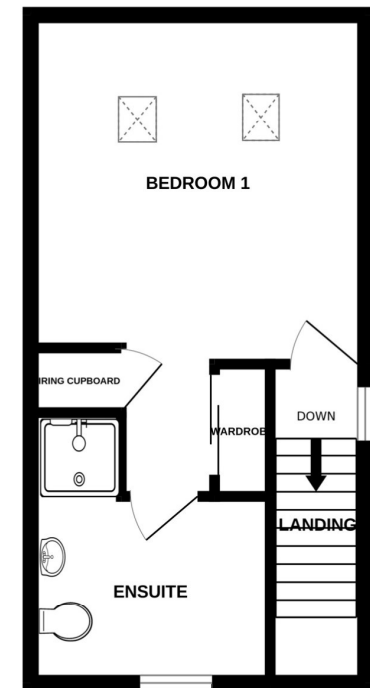
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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