



Castilla Place, Burton-on-Trent



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Guide price £259,500



## Key Features

- Impressive Three Bedroomed Detached Home
- Highly Regarded Residential Location
- Equipped To Good Standard Throughout
- High Level Specification Kitchen & Bathroom Fitments
- Two Reception Rooms
- Detached Garage With Adjoining Man Cave/Work From Home Office
- EPC rating C
- Freehold



Newton Fallowell are pleased to be able to offer for sale this large three double bed roomed detached home situated upon this popular and convenient location. With both gas central heating and Upvc double glazing an internal inspection is strongly recommended to reveal accommodation comprising: - entrance hall, guest cloak room, large main sitting room, further reception room, well appointed breakfast kitchen with high gloss units and solid granite worktops and on the first floor a landing leads to three double bedrooms, the master having en-suite and there is a sumptuously large family bathroom.

#### Accommodation In Detail

Half obscure leaded double glazed entrance door leading to:

#### Entrance Hall 5.32m x 1.76m (17'6" x 5'10")

having staircase rising to first floor, fitted smoke alarm and thermostatic control for central heating.

#### Guest Cloak Room

having low level twin flush wc, pedestal wash basin, obscure Upvc double glazed window to rear elevation and one central heating radiator.

#### Large Main Sitting Room 3.44m x 6.84m (11'4" x 22'5")

having two double central heating radiators, Upvc double glazed window to front elevation and Upvc double glazed French doors opening out to the rear garden.

#### Re-Fitted Breakfast Kitchen 3.91m x 4.11m (12'10" x 13'6")

having an array of high gloss grey fronted base and eye level units with complementary solid iridescent white granite work surfaces, four ring gas hob with electric oven under and extractor over, integrated appliances including fridge/freezer and dishwasher, one central heating radiator, Upvc double glazed window to rear elevation, half obscure double glazed door to side and ceramic tiling to floor.

#### Reception Room 3.12m x 2.62m (10'2" x 8'7")

having Upvc double glazed window to front elevation, fitted slate effect laminate flooring and one central heating radiator.

### On The First Floor

#### Landing

having access to loft space, one central heating radiator and airing cupboard incorporating pressurised hot water cylinder.

#### Master Bedroom 3.48m x 3.34m (11'5" x 11'0")

having fitted laminate flooring, two double built-in wardrobes, one central heating radiator and Upvc double glazed window to front elevation.

#### En-Suite Shower Room

having suite comprising shower enclosure with glass and chrome door together with thermostatically controlled shower, low level wc, pedestal wash basin, one central heating radiator, fitted extractor vent, low intensity spotlights to ceiling and obscure Upvc double glazed window to front elevation.

#### Bedroom Two 4.03m x 3.2m (13'2" x 10'6")

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

#### Bedroom Three 2.74m x 3.48m (9'0" x 11'5")

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

#### Sumptuously Appointed Bathroom

having fabulous four piece suite comprising polycarbonate slipper bath with rising floor mounted mixer taps, over-sized 2m shower tray with thermostatically controlled shower, vanity wash basin, low level wc with concealed cistern. two Upvc double glazed windows to rear elevation, two contemporary central heating radiators, full tiling complement to three walls and ceramic tiling to floor.

#### Outside

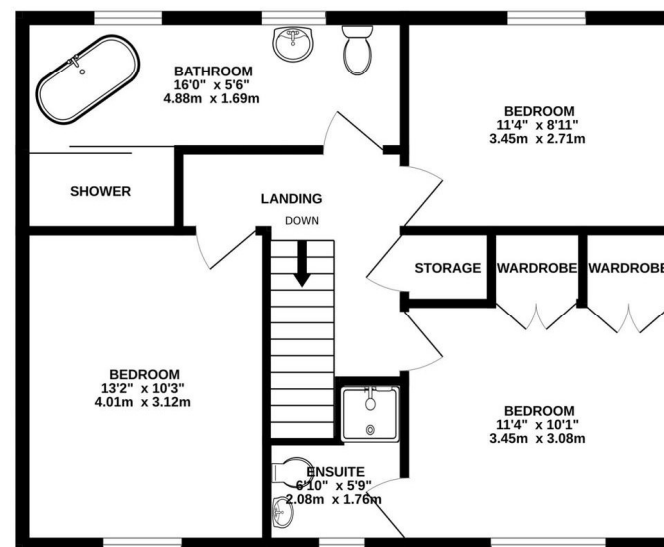
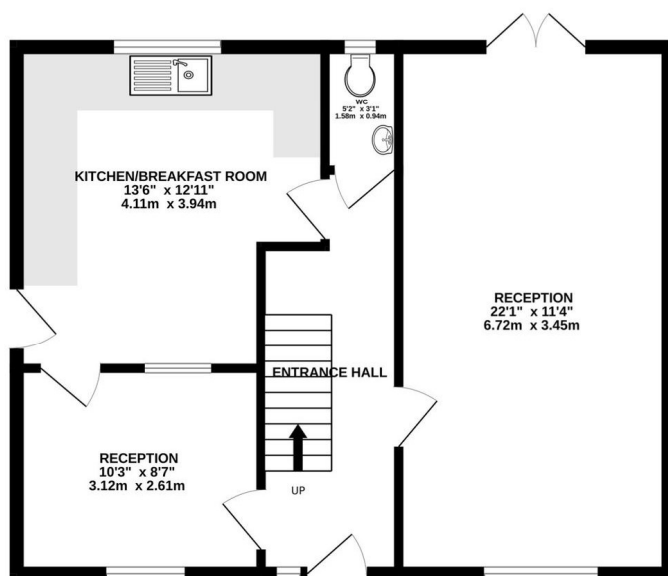
To the front of the property is a block paved fore court with an adjacent tarmac driveway leading to a detached brick built garage. Beyond the garage is a large 'Man Cave'. The rear garden is landscaped to include a sweeping patio area, artificial lawned area and is well screened by timber fencing. Currently the 'Man Cave' has various items of equipment which may be available by separate negotiation.





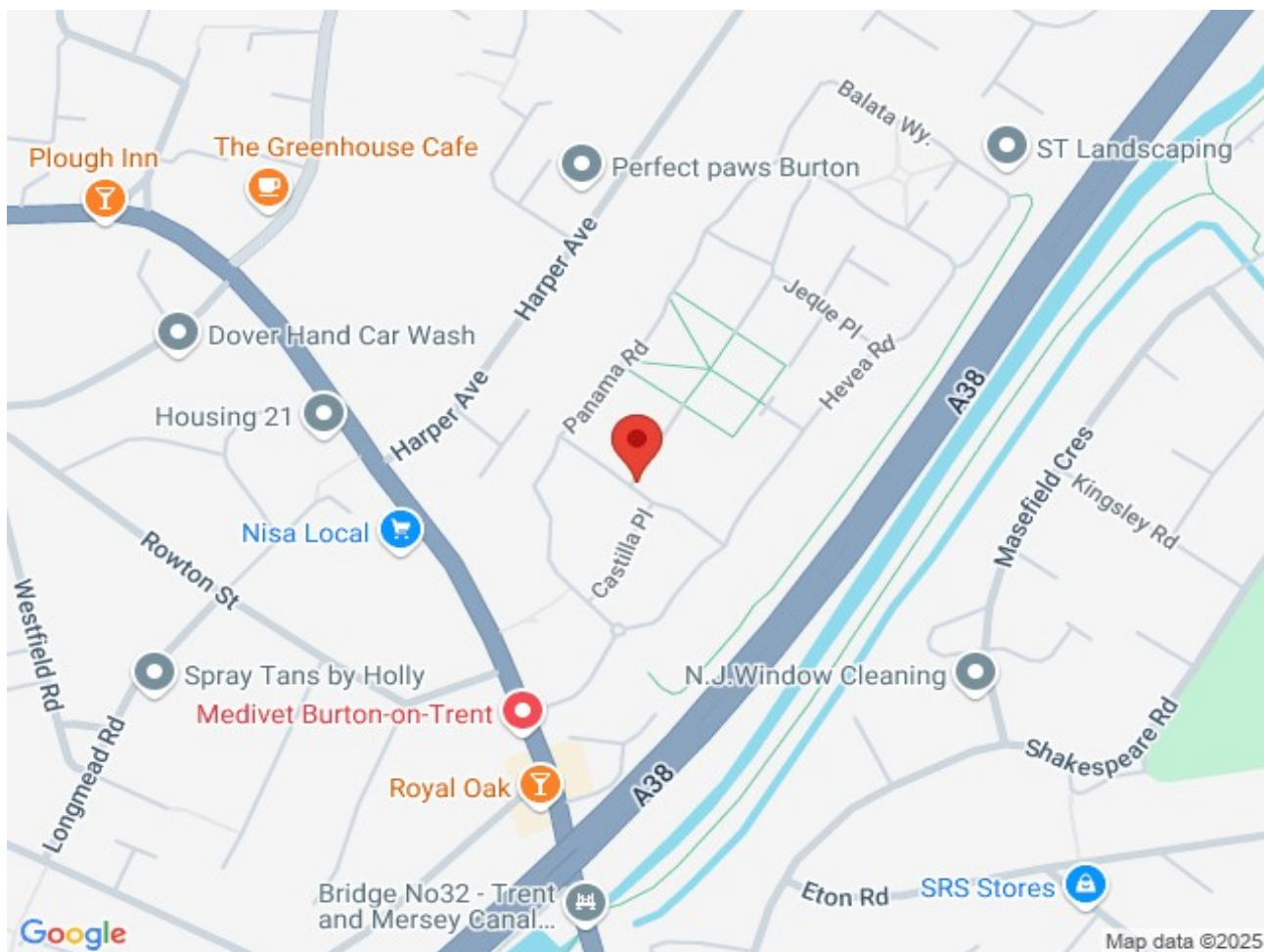
GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

### Services

All mains are believed to be connected.

### 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.