



Farm Close, Burton-on-Trent



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£375,000



## Key Features

- Impressive Individual Detached Home
- Four Double Bedrooms
- Three Reception Rooms
- Extensive Off Road Parking
- High Quality Specification Throughout
- Immediate Vacant Possession
- EPC rating C
- Freehold







This individual detached home has been in the family since original construction and provides thoughtfully arranged, heavily extended, quality accommodation which in brief comprises: impressive entrance hall with stripped oak flooring, superb main reception room with double doors opening through into the lovely light and airy dining room again having double doors through to a large garden room/conservatory. There is a well fitted good sized kitchen, a side lobby and entrance provides pantry and guest cloak room and there is a further boot room and utility on the ground floor. On the first floor a large light and airy landing leads to four well proportioned bedrooms, both the master bedroom and the second bedroom have en-suite facilities together with a family bathroom. Outside is a deep fore garden which is hard landscaped with an adjacent driveway providing access to a covered carport, beyond which lies extensive further parking and an easy to maintain grass and hard landscaped rear gardens with an abundance of privacy.

#### Accommodation In Detail

Upvc half obscure leaded double glazed entrance door with arched detailing to side and over leading to:

#### Impressive Entrance Hall 2.03m x 5.67m (6'8" x 18'7")

having easy tread staircase rising to first floor with oak banister rail, coving to ceiling, low intensity spotlights to ceiling, one central heating radiator, fitted plate rail and useful understairs storage cupboard with fitted consumer unit.

#### Reception Room 5.6m x 4.88m (18'5" x 16'0")

having large Upvc double glazed picture window to front elevation, Upvc double glazed window to side, feature white/grey marble fireplace with burnished cast iron inset with tiled reliefs and living flame gas fire surmounted on a marble hearth, wall light points, coving to ceiling, one double and one

single central heating radiators and fluted obscure double doors opening into:

#### Dining Room 5.17m x 2.9m (17'0" x 9'6")

having part suspended ceiling with obscure light over providing excellent natural light, stripped oak flooring, one double central heating radiator, low intensity spotlights to ceiling, coving to ceiling and doorway giving access to front inner vestibule.

#### Conservatory/Garden Room 3.88m x 3.4m (12'8" x 11'2")

having tri-polycarbonate panelled roof with inset lighting, ceramic tiling to floor, double central heating radiator, various Upvc double glazed top openers, side courtesy door and Upvc double glazed French doors opening onto the rear patio and garden beyond.

#### Inner Hallway

having ceramic tiling to floor, low intensity spotlights to ceiling and walk-in pantry with extensive array of fitted shelving.

#### Guest Cloak Room

having low level wc, wall mounted wash basin, 3/4 tiling complement to walls, coving to ceiling and obscure glazed lights to side and rear elevations.

#### Kitchen 3.27m x 3.37m (10'8" x 11'1")

having a good array of cream fronted base and wall mounted units with solid granite work surfaces, inset stainless steel Franke sink with swan neck mixer tap, Upvc double glazed window to rear elevation, coving to ceiling, one central heating radiator, ceramic tiling to floor, dishwasher, built-in double oven and four ring electric hob with stainless steel extractor over.

#### Rear Lobby 1.53m x 2.35m (5'0" x 7'8")

having ceramic tiling to floor, 3/4 height store, half glazed door to side elevation and further double doors to side patio.

#### Large Boot Room 1.86m x 2.06m (6'1" x 6'10")

having obscure glazed window to side elevation and ceramic tiling to floor.



#### Utility Room 0.91m x 2.23m (3'0" x 7'4")

having stainless steel with taps over, ceramic tiling to floor, plumbing for washing machine, extractor vent and obscure glazed window to side elevation.

#### On The First Floor

#### Large Landing

having low intensity spotlights to ceiling, access to loft via retractable ladder, coving to ceiling, fitted skylight and airing cupboard with lagged hot water cylinder and range of shelving.

#### Master Bedroom 3.81m x 4.9m (12'6" x 16'1")

having large Upvc double glazed picture window to front elevation, Upvc double glazed window to rear, coving to ceiling and central heating radiator.

#### En-Suite WC 2.35m x 1.65m (7'8" x 5'5")

having Upvc double glazed window to side elevation, low level wc, vanity wash basin with cupboards under, extractor fan, coving to ceiling, one central heating radiator and access to airing cupboard.

#### Bedroom Two 2.97m x 4.7m (9'8" x 15'5")

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

#### En-Suite Shower Room 2.86m x 2.5m (9'5" x 8'2")

having suite comprising low level wc, vanity wash basin, shower enclosure with fitted electric shower, half tiling complement to most walls and full tiling to shower area, coving to ceiling, fitted extractor vent and one central heating radiator.

#### Bedroom Three 3.2m x 3.42m (10'6" x 11'2")

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

#### Bedroom Four 2.96m x 3.82m (9'8" x 12'6")

having a range of built-in triple wardrobes with storage over, one central heating radiator, coving to ceiling and Upvc double glazed window to rear elevation.





## Bathroom

having four piece suite comprising vanity wash basin, low level wc, double shower enclosure with thermostatically controlled shower, disability bath tub with mixer tap over, half tiling complement to walls, full tiling to shower area, coving to ceiling, fitted shaver point and heated ladder towel radiator.

## Outside

To the front of the property is a deep mainly hard landscaped fore garden with a driveway providing ample parking, gates lead to a covered carport. The driveway extends to the rear of the property providing further hard standing and extensive parking. There are private enclosed gardens to the rear which are designed for ease of maintenance.

## 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

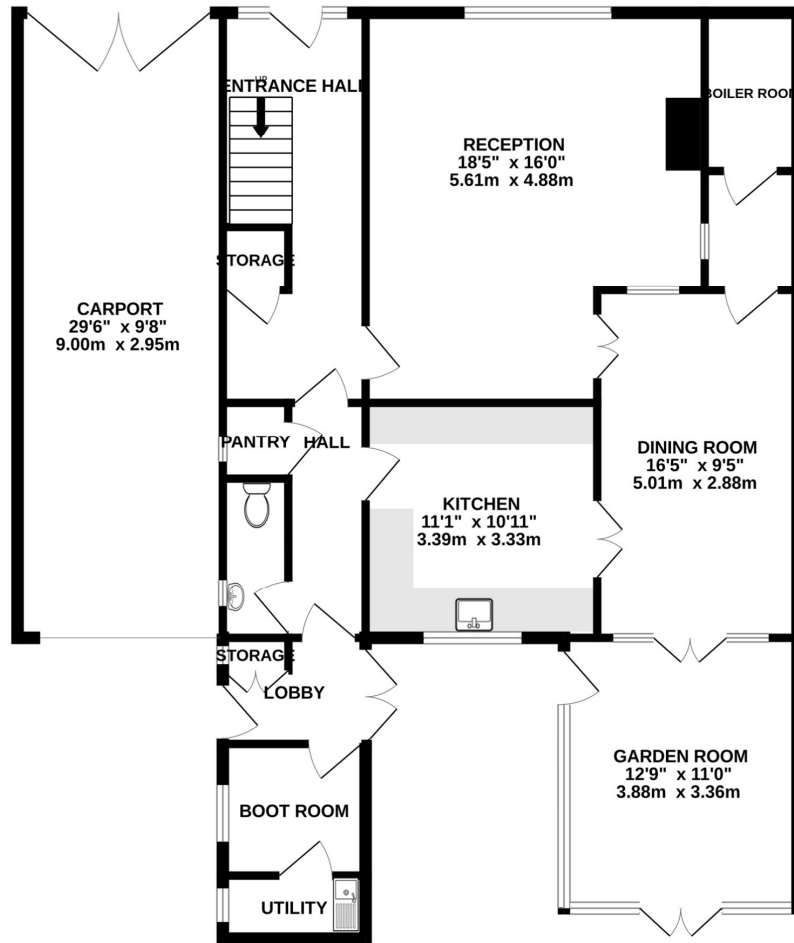
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

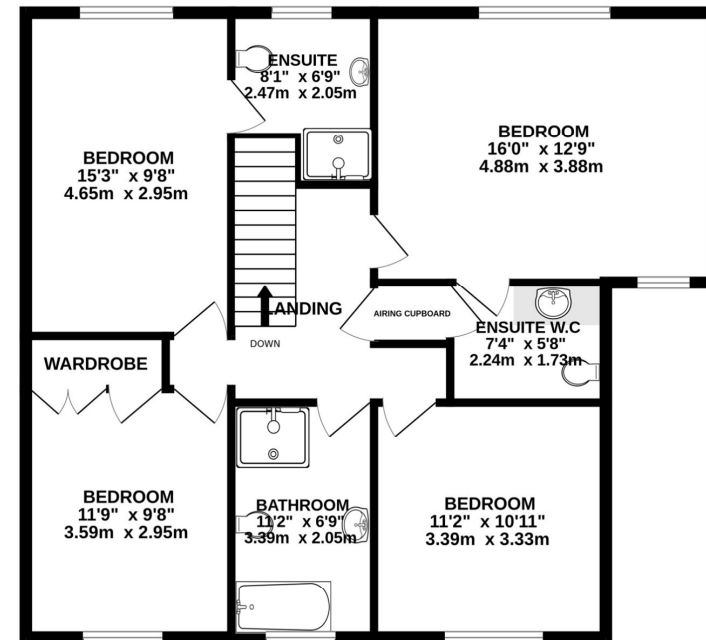
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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  
1317 sq.ft. (122.4 sq.m.) approx.



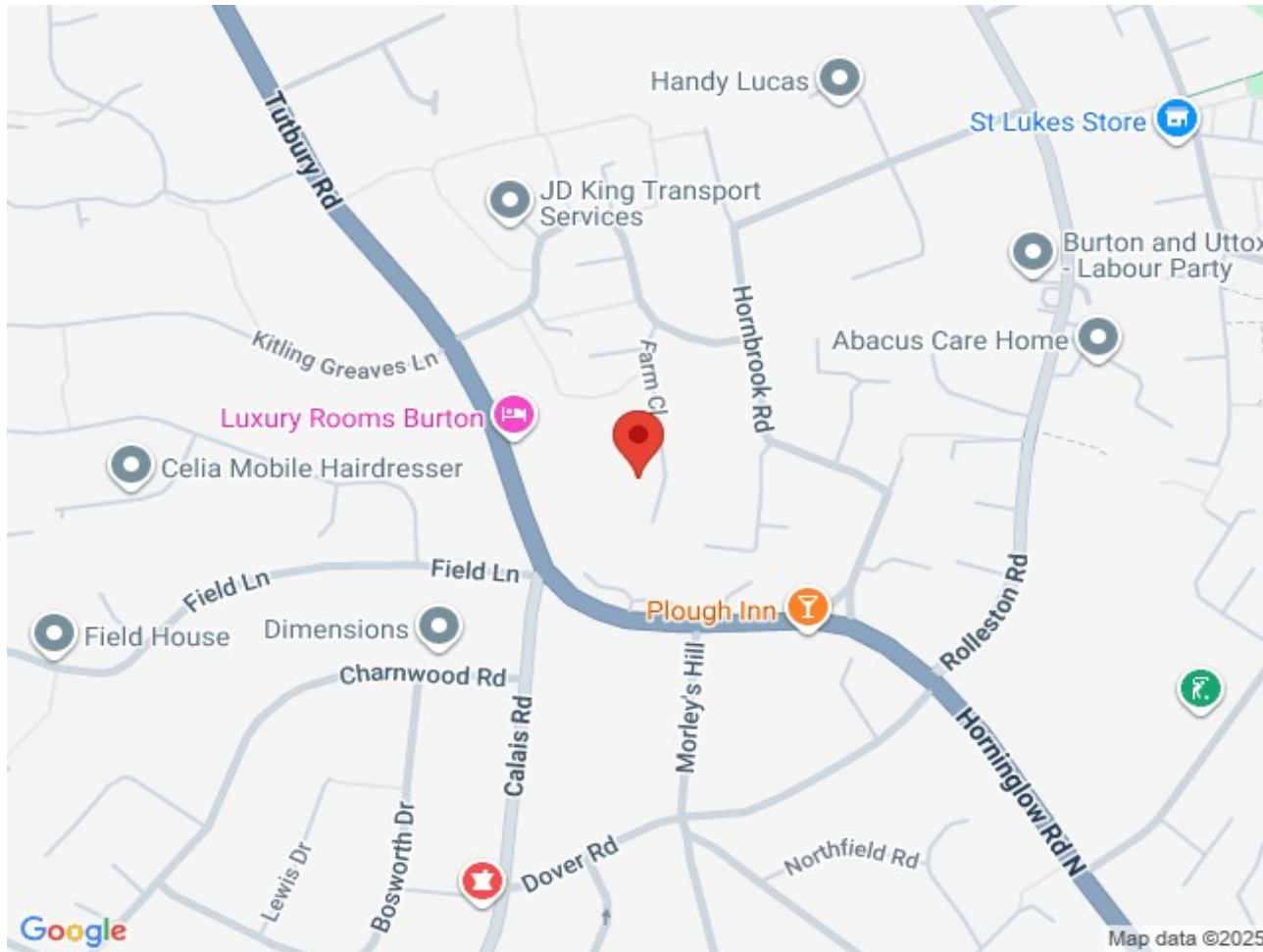
1ST FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 2189 sq.ft. (203.4 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:		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		