60 Rockingham Way
Burton-On-Trent, DE15 9QZ
£347,950

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring to the market 60 Rockingham Way. A spacious and beautifully presented four-bedroom family home situated in the popular setting of Stanton, offering excellent and versatile accommodation throughout. The property features a generous open-plan kitchen/family area, separate lounge, ground floor study, useful utility/WC, four double bedrooms, en-suite shower room, modern family bathroom, garage and ample off-road parking. Outside, the generous private rear garden provides an excellent space for families and entertaining, whilst the property enjoys convenient access to countryside walks & great road links. EPC: B/ TAX BAND: E - South Derbyshire District Council. CALL THE OFFICE TO ARRANGE YOUR VIEWING TODAY !

- Spacious and well-presented four bedroom detached family home in popular setting
- Separate spacious lounge with walk-in bay window
- Four DOUBLE Bedrooms
- Tandem driveway providing ample off-road parking, garage with power & lighting
- Countryside walks on the doorstep & well situated for road links.
- Excellent open-plan kitchen family area
- Ground floor WC/utility room & Ground floor study
- Stylish modern family bathroom & En-Suite Shower room
- Generous size rear garden ideal for families
- EPC: B / TAX BAND: E

Location
Situated on Rockingham Way in the popular Stanton area of Burton-on-Trent, the property is well placed for a range of local amenities, schools and everyday conveniences. Stanton offers a pleasant setting, while Burton-on-Trent town centre is within easy reach, providing a wide selection of shops, cafés, restaurants and leisure facilities. Excellent transport links are also nearby, with convenient access to the A38 and A50, making this an ideal location for commuters travelling towards Derby, Nottingham, Birmingham and beyond. The surrounding area also benefits from a variety of parks, green spaces and countryside, offering opportunities for walking and recreation.

Overview
A beautifully presented and generously proportioned four-bedroom family home, ideally situated in the popular setting of Stanton, offering excellent living accommodation, ample off-road parking, a garage and a generous rear garden.

The property enjoys a convenient location with countryside walks through Coronation Park and local green spaces on the doorstep, whilst also providing excellent access to road links and the wider Midlands area. To the front, a tandem driveway provides ample off-road parking and leads to the garage, which benefits from an up-and-over door, power and lighting. The property is set behind a well-maintained fore garden with established shrubs, with a paved pathway leading to the front entrance.

Upon entering, the welcoming hallway provides access to all ground floor accommodation, along with useful storage and understairs cupboards, whilst carpeted stairs rise to the first floor. The spacious lounge is positioned to the front of the property and benefits from a walk-in bay window overlooking the front garden, allowing plenty of natural light to flood the room. There is ample space for freestanding furniture, carpeted flooring, with double doors providing access into the impressive open-plan dining kitchen.

Also positioned to the front is the versatile ground floor study, featuring a window overlooking the front aspect and carpeted flooring. This useful additional reception room offers excellent flexibility and could be utilised as a home office, playroom or additional family space depending on individual requirements.

A useful ground floor WC/utility room is located off the hallway and comprises a low-level WC, a range of matching wall and floor-mounted units with complementary work surfaces, inset sink and integrated washing machine, with LVT flooring.

The impressive open-plan kitchen and family area forms the real hub of the home and provides a superb space for both everyday family life and entertaining. The kitchen is fitted with a range of modern matching wall and floor-mounted units with complementary worktops, incorporating a stainless-steel sink and drainer together with integrated appliances including fridge freezer, dishwasher, double oven, halogen hob and extractor. A window overlooks the rear garden, providing an abundance of natural light creating a bright and airy space.

The adjoining dining area offers ample space for a good-sized dining table and freestanding furniture, with LVT flooring continuing throughout. Internal double doors open back into the spacious lounge, whilst French doors provide direct access to the rear garden and further enhance the light and airy feel of this excellent family space.

To the first floor, the carpeted landing provides access to four generously proportioned double bedrooms, the family bathroom, useful storage cupboard and loft access. Bedroom One is a particularly generous double bedroom positioned to the front of the property, with carpeted flooring, ample space for freestanding furniture and a window overlooking the front aspect. The room benefits from a modern en-suite shower room comprising a double shower cubicle, chrome heated towel rail, low-level WC and wash hand basin with useful storage, complemented by tiled splashbacks and an opaque front-facing window.

Bedroom Two is another excellent-sized double bedroom positioned to the front, featuring carpeted flooring, a front-facing window and ample space for freestanding furniture. Bedrooms Three and Four are both generous double bedrooms positioned to the rear of the property, each benefiting from carpeted flooring, windows overlooking the rear garden and ample space for freestanding furniture.

The stylish family bathroom is fitted with a contemporary white three-piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over, complemented by tiled walls and an opaque rear-facing window.

Outside, the generous rear garden provides an excellent space for family enjoyment and outdoor entertaining. A paved patio area provides an ideal seating area during the warmer months, leading onto a large lawned garden. Fenced and walled boundaries offer a good degree of privacy, whilst a secure side gate provides convenient access to the driveway.

Overall, this is an excellent opportunity to acquire a well-presented and ready-to-move-into family home, offering spacious and versatile accommodation across two floors, four double bedrooms, two bathrooms, a ground floor study, superb open-plan kitchen/family space, garage, ample off-road parking and a generous private rear garden.

Service Charge
Please note that there is an annual service charge of £268.67, which is payable towards the management & maintenance of the grounds. This is not a fixed fee and the amount may vary from year to year.

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As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

Tenure
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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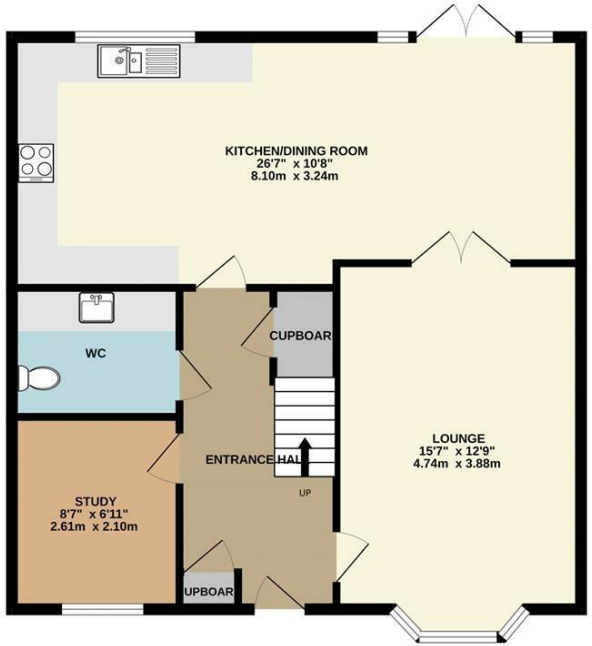
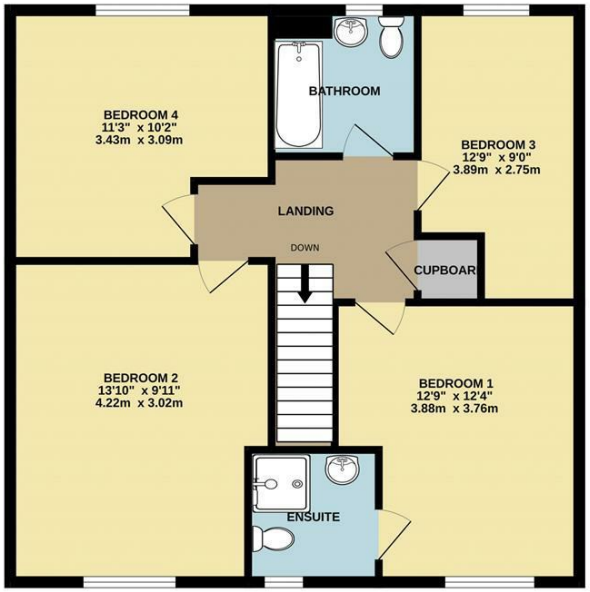
Directions

For sat nav purposes use the postcode DE15 9QZ

GROUND FLOOR



1ST FLOOR



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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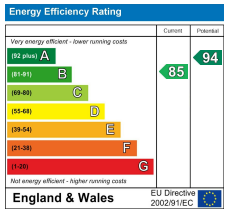

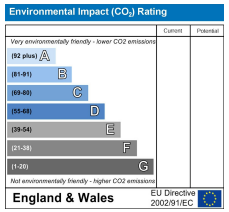

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COUNCIL TAX

Band: E
The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.

THE TEAM
Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION
NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING
All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME
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