



Perle Road,, Burton-On-Trent, DE14 1DN

Nicholas  
**Humphreys**

Asking Price £230,000

**\*\* Modern Detached \*\* Stylish Interior Accommodation \*\* Generous Plot \*\***

A beautifully presented modern detached home in a sought-after location, close to Burton town centre, the A38 and A50. The accommodation includes a welcoming hallway with guest cloakroom, front-facing lounge, and a superb open-plan dining kitchen with integrated appliances and French doors to the garden. To the first floor, the master bedroom features built-in wardrobes and an en suite shower room, with two further generous bedrooms served by a family bathroom. Outside, the property offers a driveway with detached garage and an enclosed rear garden with patio, lawn and decking. Viewing is strictly by appointment only.



## **The Accommodation**

A delightful modern detached home occupying a popular and highly desirable residential location, ideally placed for access to Burton town centre, the A38 and A50, with further links to Derby and Lichfield. The property is tastefully decorated throughout and offers well-planned accommodation, perfect for family living.

The home is approached via a driveway to the front providing off-road parking and access to an attached single garage. A double-glazed entrance door opens into the welcoming hallway, finished with ceramic tiled flooring which continues through to the guest cloakroom, fitted with WC and hand wash basin.

The lounge is positioned to the front elevation and enjoys a bright outlook from the UPVC double-glazed window, complemented by a radiator and access to the inner hallway with staircase rising to the first floor. From here, a door opens into the impressive open-plan dining kitchen. This superb family space offers a wide selection of modern white-fronted base units and drawers with matching wall cupboards and preparation surfaces above. Integrated appliances include oven with four-ring gas hob and extractor hood, fridge freezer and dishwasher, along with a stainless steel sink unit. There is also space for a washing machine, a useful pantry cupboard, and a wall-mounted gas-fired combination boiler supplying both hot water and central heating. The kitchen is finished with a tiled floor, UPVC double-glazed window and French patio doors opening out to the rear garden.

On the first floor a central landing provides loft access and doors leading to three well-proportioned bedrooms. The master suite is positioned to the rear aspect and features built-in double wardrobes and an en suite shower room comprising WC, wash basin, double walk-in shower enclosure, tiled flooring and a rear-facing window. Two further generously sized bedrooms are located to the front elevation and are served by a modern family bathroom fitted with a white three-piece suite including WC, pedestal wash basin and bath.

The rear garden offers an excellent outdoor space with a paved patio, lawn and raised decking, all enclosed by timber fenced boundaries.

This attractive detached residence combines modern design with a convenient location and is offered for sale with viewing strictly by appointment only.

## **Hallway**

### **Guest Cloakroom**

### **Lounge**

4.24m x 3.48m (13'11 x 11'5)

### **Kitchen Diner**

4.52m max x 3.20m max into recess (14'10 max x 10'6 max into recess)

## **First Floor**

### **Bedroom One**

3.30m x 3.10m (10'10 x 10'2)

### **En-suite Shower Room**

### **Bedroom Two**

3.15m x 2.39m (10'4 x 7'10)

### **Bedroom Three**

2.18m x 2.08m (7'2 x 6'10)

### **Bathroom**

### **Garage**

5.97m x 2.95m (19'7 x 9'8)

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

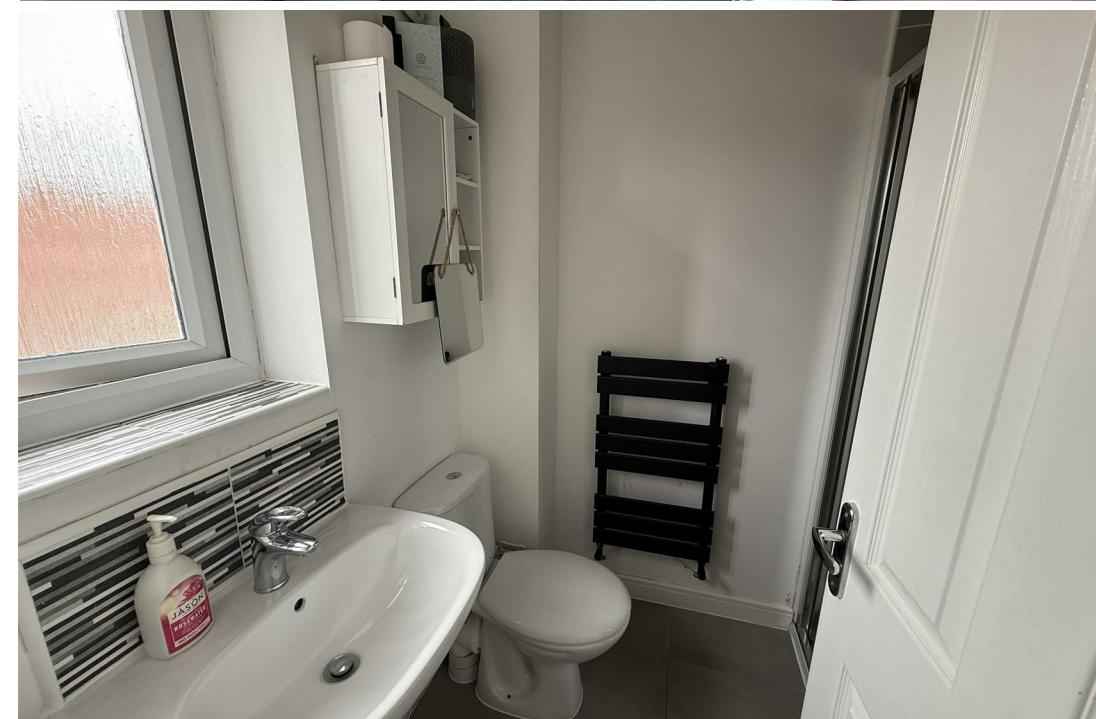
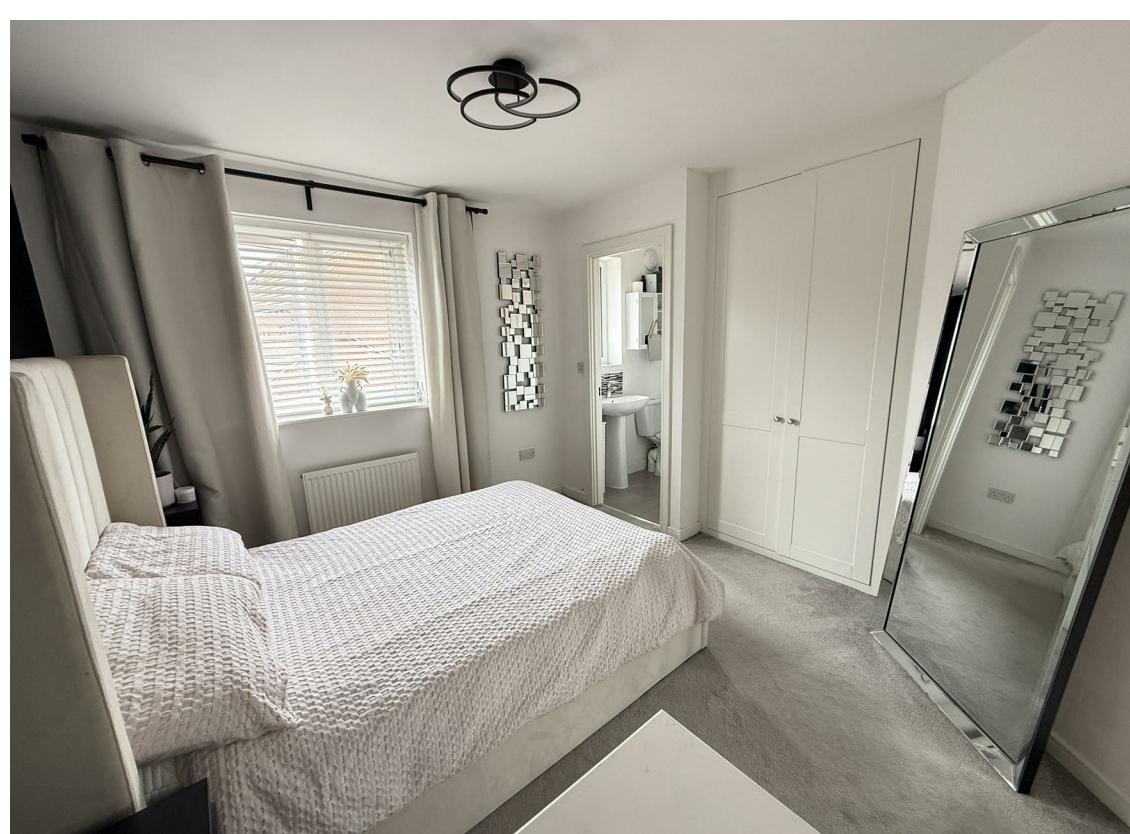
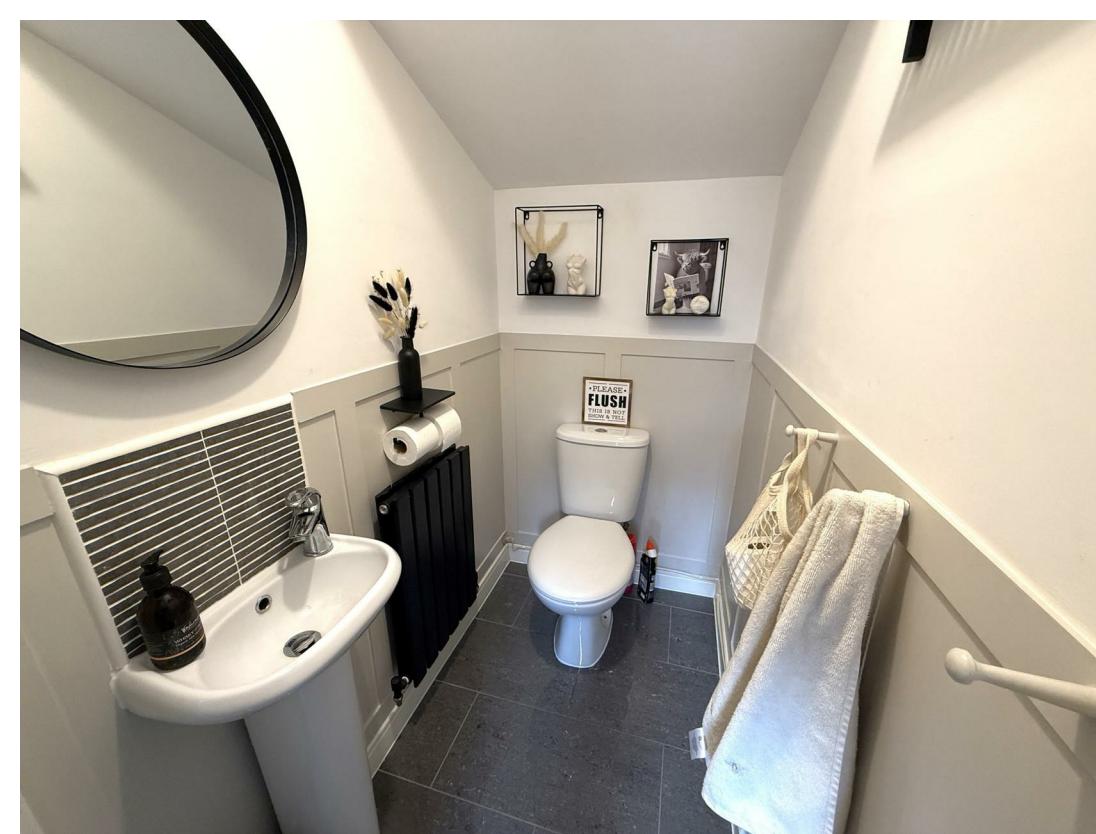
An on-site management fee may apply to all modern or new developments.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you.

Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

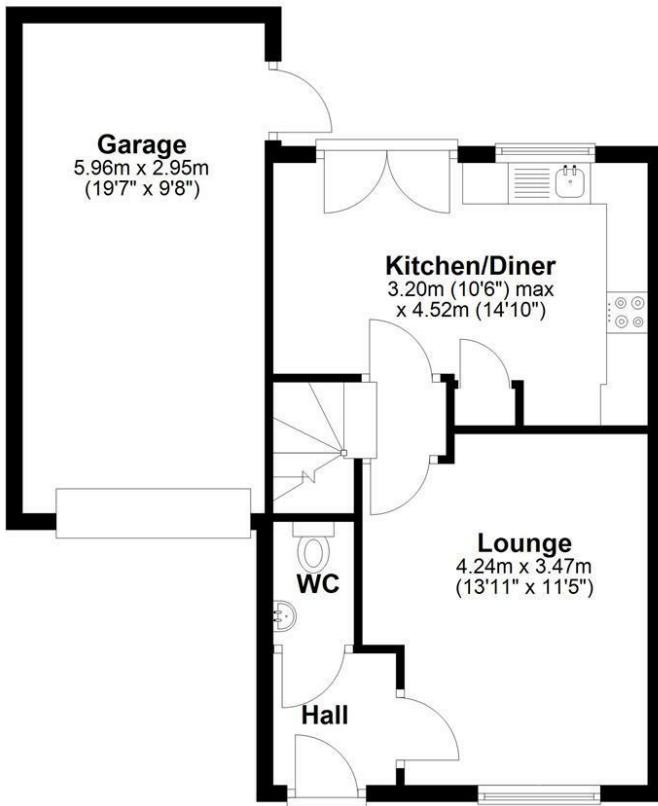
Draft details awaiting vendor approval and subject to change



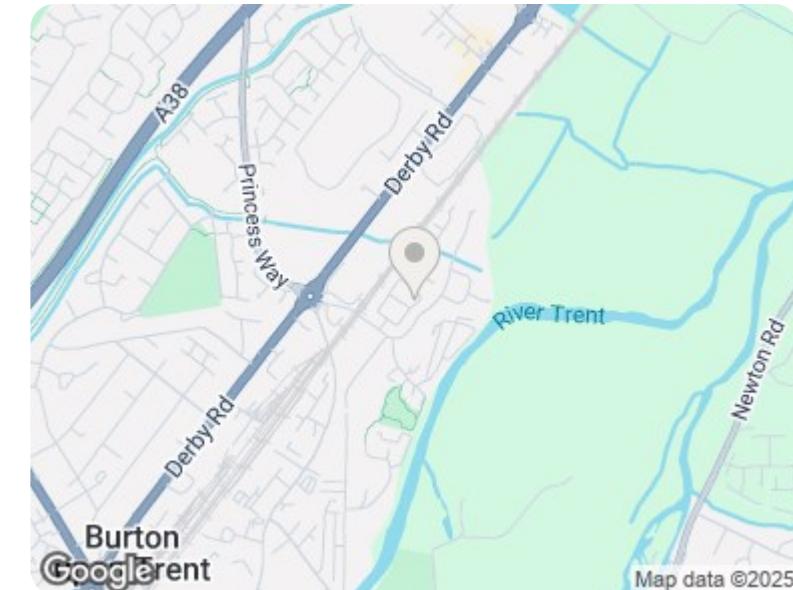
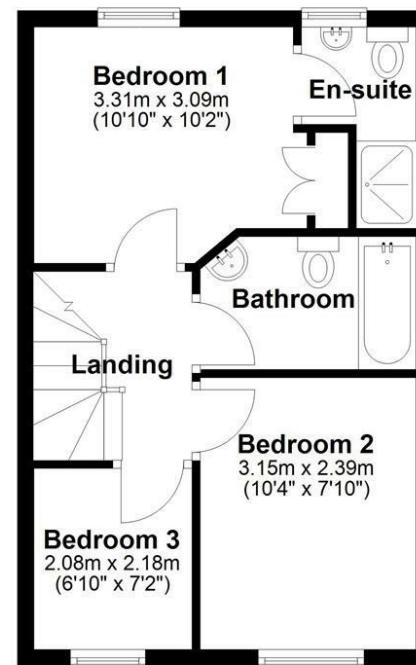




## Ground Floor



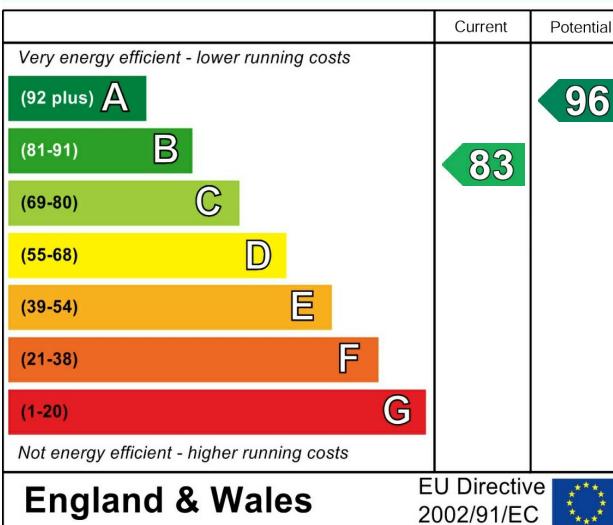
## First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.

Plan produced using PlanUp.

## Energy Efficiency Rating



**Council Tax Band C**

**Freehold**

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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