



Balata Way, Burton-on-Trent



4



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£215,000



Key Features

- Impressive Three Storey Family Home
- Four Well Proportioned Bedrooms
- Popular & Convenient Development
- Upvc Double Glazing & Gas Fired Central
- Competitively Priced For Quick Sale
- Driveway & Garage
- EPC rating C
- Freehold





Occupying a desirable position on a sought-after, maturing development, this three-storey family home offers generous and flexible accommodation ideal for modern living. Thoughtfully arranged over three floors, the property boasts four well-proportioned bedrooms and plenty of living space for growing families.

The welcoming entrance hall, offers a warm first impression and convenient guest cloakroom. The heart of the home is the stunning dining kitchen, designed for entertaining and family gatherings and ample space for a large dining table. On the first floor, a bright landing provides access to a spacious main reception room—perfect for relaxing or socialising—as well as a good-sized fourth bedroom and a family bathroom.

Rising to the top floor, the generous master bedroom benefits from its own modern en-suite shower room, while two additional bedrooms offer flexibility for children, guests, or a home office.

Accommodation In Detail

Open Canopied Entrance

having half obscure double glazed security entrance door leading to:

Entrance Hall 5.11m x 1.88m (16'10" x 6'2")

having high gloss ceramic tiling to floor, one central heating radiator, fitted smoke alarm, staircase rising to first floor and thermostatic control for central heating.

Guest Cloak Room

having white suite comprising low level wc, pedestal wash hand basin, one central heating radiator and ceramic tiling to floor.

Fabulous Open Plan Dining Kitchen 3.81m x 4.52m (12'6" x 14'10")

having an extensive array of white fronted modern contemporary base and wall mounted units with complementary rolled edged working surfaces, four ring gas hob with AEG electric oven under and extractor over, cupboard housing fitted Ideal condensing gas fired central heating boiler, integrated fridge/freezer, dishwasher and washing machine, high gloss ceramic tiling to floor, one double central heating radiator, Upvc double glazed window overlooking the rear garden and Upvc double glazed French doors opening out onto the rear garden.

On The First Floor

Impressive Galleried Landing

having Upvc double glazed window to front elevation, one central heating radiator, fitted smoke alarm, large full height storage cupboard and airing cupboard incorporating pressurised hot water cylinder.

Reception Room 4.57m x 4.04m (15'0" x 13'4")

having one central heating radiator and Upvc double glazed French doors with double glazed lights to either side opening onto Juliet balcony and providing views over the rear garden.

Bedroom Four 2.49m x 3.1m (8'2" x 10'2")

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

Family Bathroom

having modern white suite comprising panelled bath, low level twin flush push button wc, pedestal wash hand basin, low intensity spotlights to ceiling, one central heating radiator and fitted extractor vent.

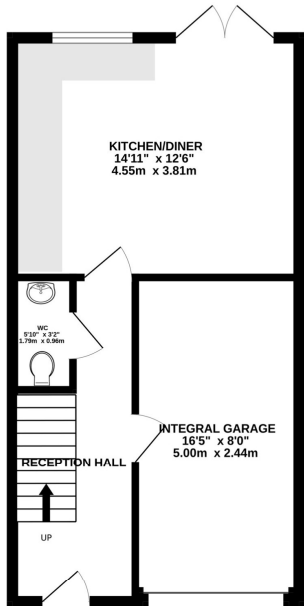
On The Second Floor

Landing

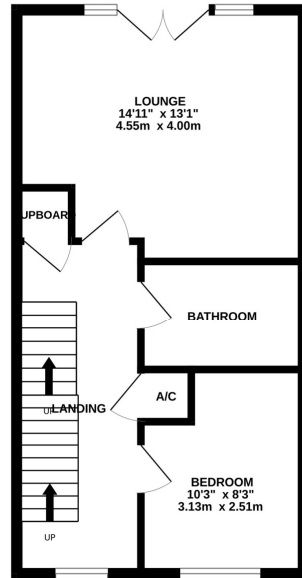
having one central heating radiator, access to loft space and fitted smoke alarm.



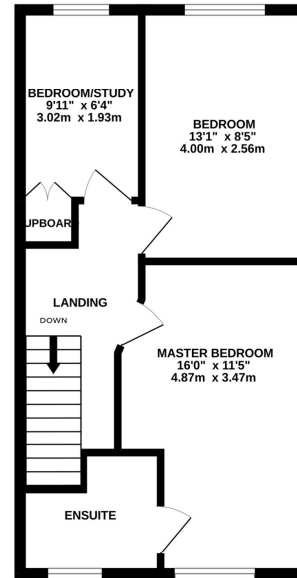
GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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.
Made with Metropix ©2026

Master Bedroom 4.88m x 3.43m (16'0" x 11'4")

having Upvc double glazed window to front elevation, one central heating radiator and doorway leading through to the en-suite.

En-Suite

having shower enclosure with glass and chrome folding screen together with fitted gravity fed shower, low level twin flush push button wc, pedestal wash hand basin, obscure Upvc double glazed window to front elevation and one central heating radiator.

Bedroom Two 4.06m x 2.54m (13'4" x 8'4")

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

Bedroom Three 3.05m x 1.91m (10'0" x 6'4")

having large full height built-in storage cupboard, one central heating radiator and Upvc double glazed window to rear elevation.

Outside

To the front of the property is a hard landscaped fore garden with an adjacent driveway providing ample parking and leading to an attached garage with up and over door. To the rear is an enclosed garden with lawn and large decking area. The garden being enclosed by timber fencing.

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.

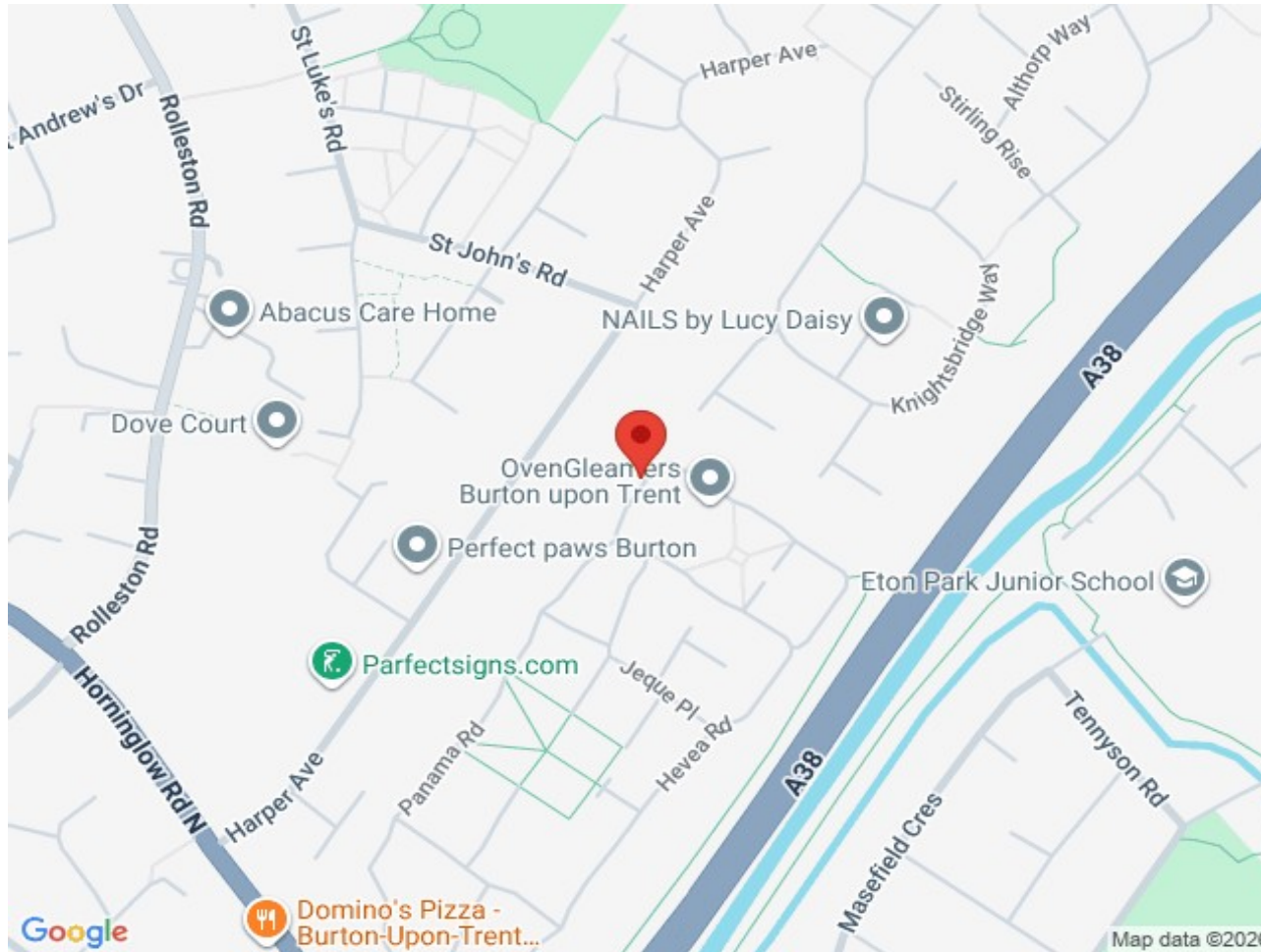
Tenure

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		