



Cascade Close, Burton-on-Trent



3



2



1

£240,000



## Key Features

- Beautifully Presented Detached Home
- Popular & Convenient Residential Location
- Larger Than Average Garden Plot
- Driveway & Brick Built Garage
- Landscaped Easy To Maintain Rear Garden
- Master Bedroom With High Quality Fitted Furniture & En-Suite
- No Upward Chain
- EPC rating B
- Freehold





Situated upon this popular residential development this beautifully presented high specification three bedroomed detached family home is worthy of an internal inspection in order to appreciate the accommodation on offer. The property occupies a larger than average garden plot and provides views to the front over open ground and an open rear aspect. In brief the accommodation comprises: - entrance hall, guest cloak room, good sized sitting room, inner hallway, large open plan dining kitchen and on the first floor a landing leads to the master bedroom with en-suite, two further bedrooms and family bathroom. Outside to the front is a small fore garden with an adjacent driveway leading to a detached brick built garage and to the rear is a large landscaped garden designed for ease of maintenance with artificial grass and various patio and decking seating areas.

### Accommodation In Detail

#### Oak Canopied Open Entrance

Half obscure Upvc double glazed entrance door leading to:

#### Entrance Hall

having grey granite effect ceramic tiling to floor and one central heating radiator.

#### Guest Cloak Room

having low level wc, pedestal wash basin, one central heating radiator, grey granite effect ceramic tiling to floor and fitted extractor vent.

#### Front Sitting Room 4.22m x 3.45m (13'10" x 11'4")

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

#### Inner Hallway

having staircase rising to first floor and fitted smoke alarm.

#### Open Plan Dining Kitchen

having a lovely array of cream fronted base and eye level units with complementary rolled edged working surfaces, integrated appliances including Zanussi four ring hob with oven under and extractor over, Zanussi fridge/freezer and dishwasher, plumbing for washing machine, stainless steel sink and draining unit, grey granite effect ceramic tiling to floor, large full height pantry cupboard, cupboard containing Ideal condensing combi gas fired central heating boiler, one double central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed French doors opening out to the landscaped rear garden.

#### On The First Floor

#### Landing

having access to loft and fitted smoke alarm.

#### Impressive Master Bedroom 3.31m x 3.04m (10'11" x 10'0")

having an extensive array of high quality built-in wardrobes, bedside drawers and further range of drawers, one central heating radiator, U:pvc double glazed window to rear elevation.

#### En-Suite Shower Room

having suite comprising over-sized shower enclosure with thermostatically controlled shower, low level wc, pedestal wash basin, obscure Upvc double glazed window to rear elevation, fitted shaver point, extractor vent, one central heating radiator and full tiling complement to shower area.

#### Bedroom Two 2.2m x 3.12m (7'2" x 10'2")

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

#### Bedroom Three 2.06m x 2.19m (6'10" x 7'2")

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



### Family Bathroom

having modern white suite comprising bath with fitted electric shower over, pedestal wash basin, one central heating radiator full tiling complement to bath area and fitted extractor vent.

### Outside

To the front of the home is a small fore garden with an adjacent driveway providing ample parking and leading to a brick built garage with up and over door, electric light, power and side courtesy door. The property occupies a generous garden plot and features a good sized patio, artificial lawn, gravel and decking areas, there is external lighting and power supply.



## Services

All mains services are believed to be connected to the property.

## Measurement

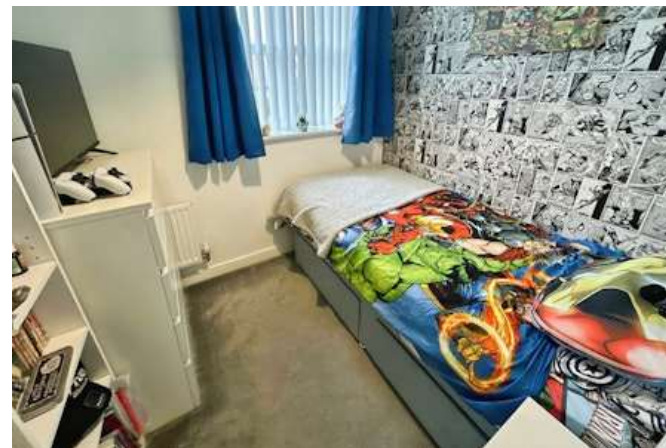
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

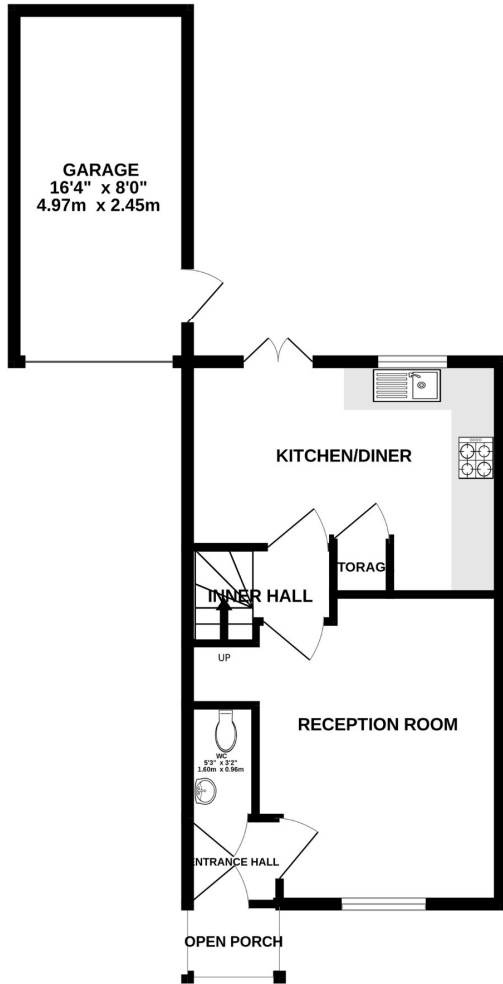
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

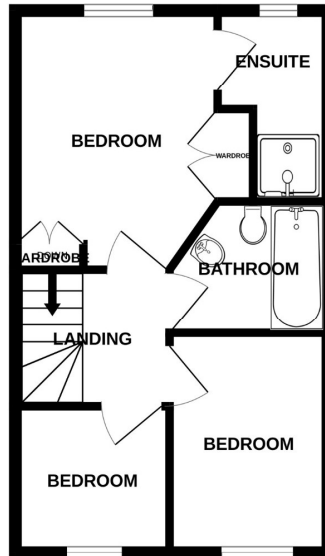
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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  
511 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



37 CASCADE CLOSE

TOTAL FLOOR AREA: 875 sq.ft. (81.3 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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