



Waverley Lane, Burton-on-Trent



£200,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Immediate Vacant Possession
- Well Presented Throughout
- Extensive Driveway & Garage
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this extended three bedroomed semi detached home located in a popular and convenient position. The home is well presented and comprises in brief: - entrance lobby, entrance hall, guest cloak room, front sitting room, rear sitting room, re-fitted modern kitchen and on the first floor a landing leads to three well proportioned bedrooms and bathroom. Outside to the front is a small fore garden with an adjacent block paved driveway providing ample parking and leading to a separate brick built garage. To the rear is a block paned enclosed garden.

Accommodation In Detail

Obscure Upvc double glazed entrance door with obscure double glazed light to side leading to:

Entrance Lobby

having half obscure door leading through to:

Entrance Hall

having one double central heating radiator, thermostatic control for central heating, staircase rising to first floor and half obscure Upvc double glazed door to side.

Guest Cloak Room

having corner wash basin, low level wc and one central heating radiator.

Kitchen 3.27m x 2.57m (10'8" x 8'5")

having Upvc double glazed window to front elevation, range of high gloss cream base and eye level units with complementary working surfaces, four ring electric hob with oven under and stainless steel extractor over and stainless steel sink and draining unit.

Sitting Room 4.85m x 3.87m (15'11" x 12'8")

having feature fireplace with stone hearth, one double central heating radiator, window to front elevation, coving to ceiling, fitted smoke alarm and opening leading through to:

Rear Reception Room 2.65m x 4.67m (8'8" x 15'4")

having one double central heating radiator, sliding Upvc double glazed patio doors to rear elevation and Upvc double glazed window to side.

On The First Floor

Landing

having access to loft space.

Bedroom One 3m x 2.75m (9'10" x 9'0")

having Upvc double glazed window to rear elevation, one central heating radiator and useful overstairs storage cupboard with hanging and shelving and fitted Worcester condensing combi gas fired central heating boiler.

Bedroom Two 2.64m x 2.95m (8'8" x 9'8")

having Upvc double glazed window to front elevation, one central heating radiator and useful overstairs storage cupboard.

Bedroom Three 2.11m x 2m (6'11" x 6'7")

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

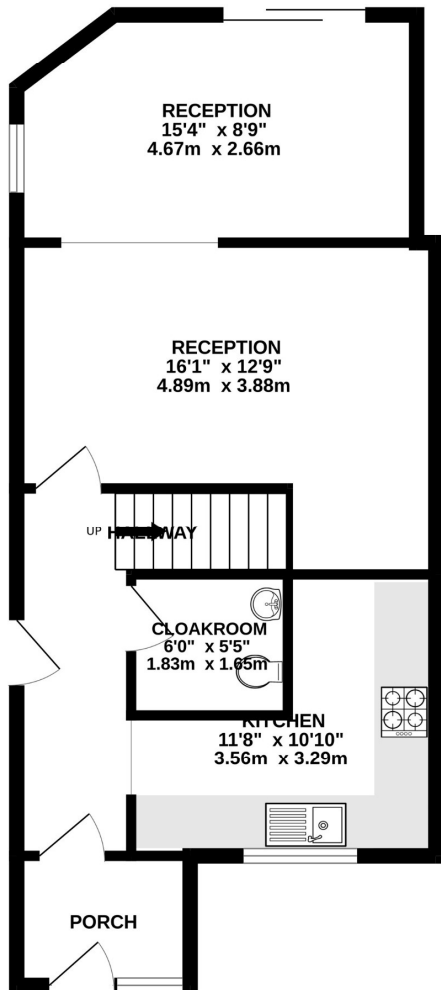
Bathroom

having three piece suite comprising panelled bath with shower attachment over, pedestal wash basin, twin flush wc, one central heating radiator and obscure Upvc double glazed window to front elevation.

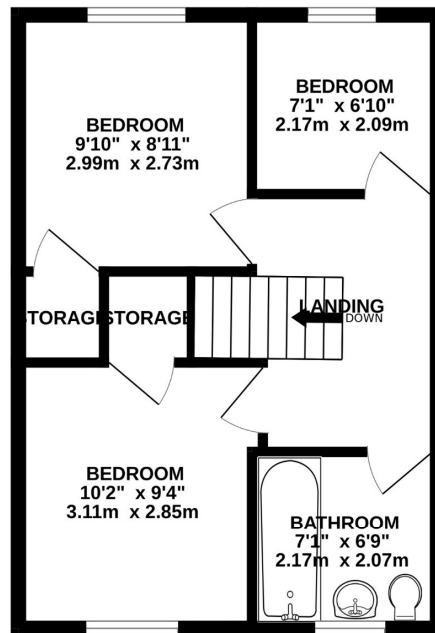
Outside

A long brick paved driveway provides access to a separate brick built garage with up and over door, electric light, power and side courtesy door. To the rear is an enclosed garden screened by timber fencing and laid to block paving.

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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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

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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.

