



Balata Way
Burton-On-Trent

burchell
edwards



Property Description

Burchell Edwards are delighted to market this 4 bedroom Mid-Terraced family home. The property is situated on a popular estate located closely to Burton town centre. At the front of the property you are presented with a tarmac driveway providing an off road parking space as well as access to the property's garage. The property itself is finished to a lovely standard throughout and consists of living across 3 different floors. On the ground floor of the property you will find a downstairs W/C as well as the property's modern, spacious kitchen/diner. The first floor of the property presents you: the property's main lounge which has a Juliet balcony over looking the rear, a modern family bathroom as well as access to a double bedroom. On the top floor of the property are 2 double bedrooms, a large single bedroom and a modern family bathroom. One of these double bedrooms is the property's master bedroom, which has its own personal en suite making it the ultimate master. Outside to the rear is an enclosed garden which contains a spacious lawn area as well as a peaceful decking seating area. Viewing of this property is essential!

Entrance Hall

Pendant light x2, central heating radiator, tiled flooring, under stair storage.

Downstairs W/C

Tiled flooring, pendant light, low level flush W/C, hand wash basin, central heating radiator.

Kitchen

Doors leading to rear garden, central heating radiator, tiled flooring, pendant light x2, cupboards over counters, steel sink & drainer, plumbing for washer, window to rear elevation, integrated dishwasher, boiler location, integrated fridge/freezer.

1st Floor Landing

Carpet flooring, storage cupboard x2, pendant light x2, window to front elevation, central

heating radiator.

Lounge

Carpet flooring, Juliette balcony to rear, central heating radiator, pendant light.

Bedroom Four

Carpet flooring, central heating radiator, window to rear elevation, pendant light.

Family Bathroom

Wooden flooring, low level flush W/C, hand wash basin, central heating radiator, shower over bath, spotlights.

2nd Floor Landing

Carpet flooring, storage cupboard, pendant light, central heating radiator, loft access.

Bedroom One

Carpet flooring, central heating radiator, window to front elevation, pendant light, built in wardrobes.

Ensuite

Wooden flooring, central heating radiator, low level flush W/C, hand wash basin, window to front elevation, shower, spotlights, integrated storage cupboard.

Bedroom Two

Carpet flooring, central heating radiator, window to rear elevation, pendant light.

Bedroom Three

Carpet flooring, central heating radiator, window to front elevation, pendant light.

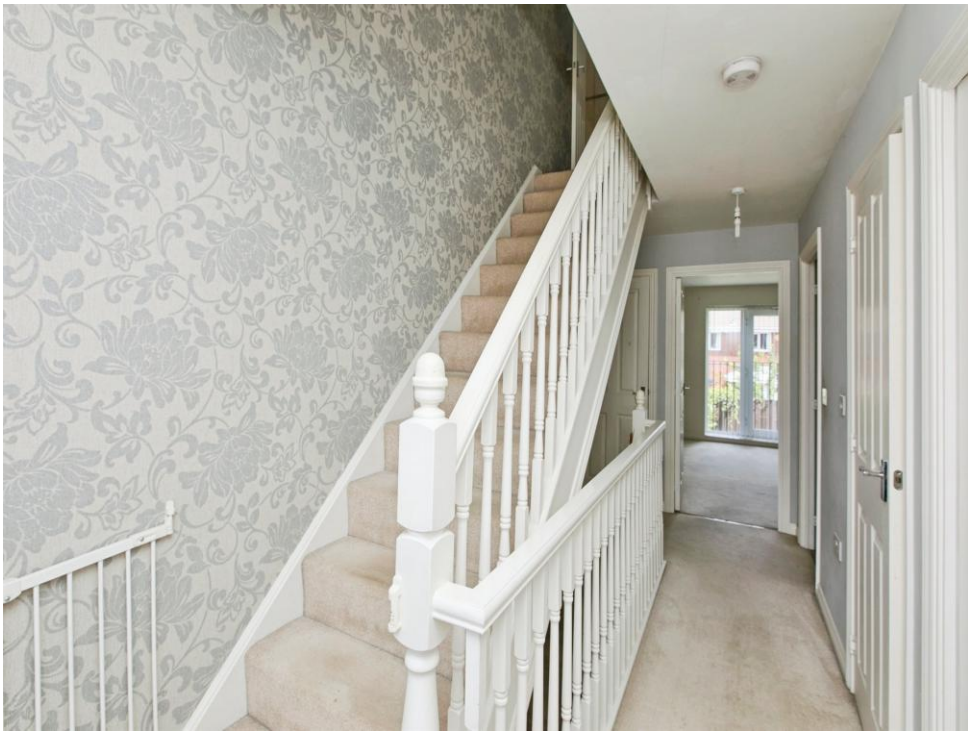
Front Garden

Tarmac driveway providing off road parking, access to the property's garage, patio slabbed pathway leading to front door.

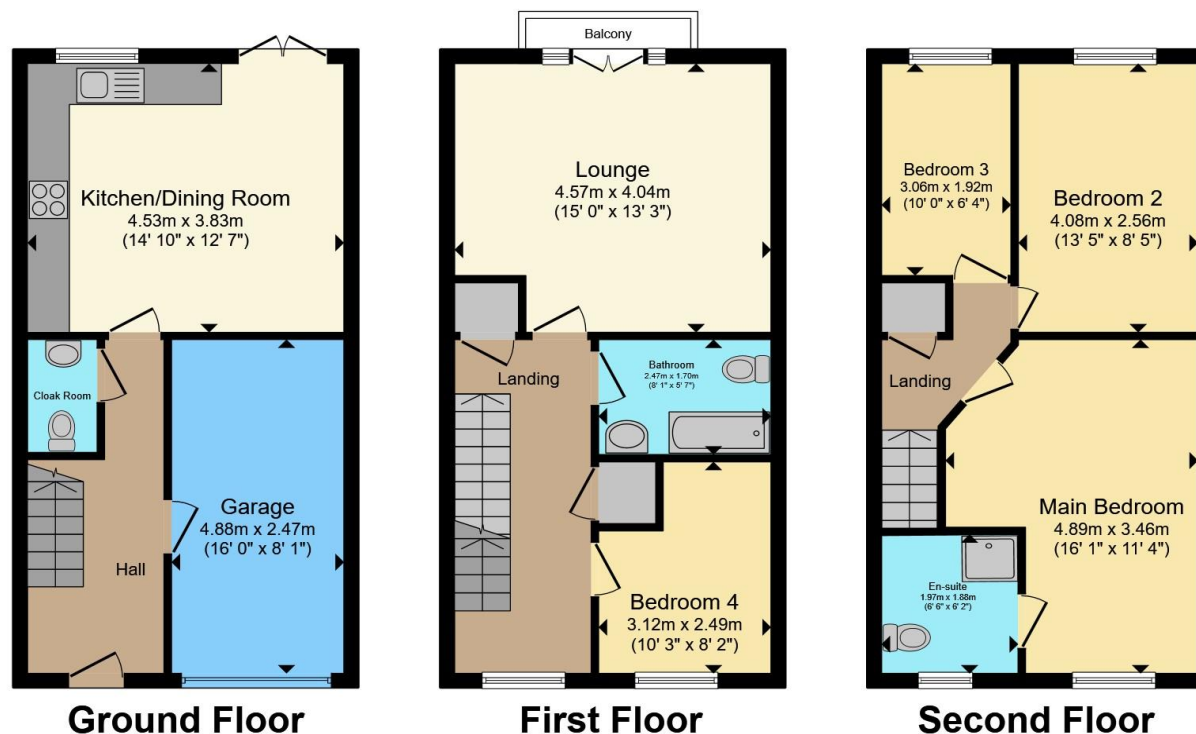
Rear Garden

Enclosed rear garden, decking seating area, lawn area, gate leading round to front.









Total floor area 121.1 m² (1,303 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211585



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