ABODE
SALES & LETTINGS

Weston Park Avenue, Nr Stretton, DE14 2AF

**Asking Price £215,000**

https://www.abodemidlands.co.uk

A well-presented three-bedroom home occupying a popular position on Weston Park Avenue. Offering generous accommodation throughout, the property benefits from a large open-plan living and dining room, fitted kitchen, three well-proportioned bedrooms, a family bathroom, an integral garage, off-street parking and an enclosed rear garden. Ideal for first-time buyers, growing families or those looking to downsize whilst retaining generous living space.

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## Accommodation

Ground Floor

The accommodation is entered via a front entrance door leading into the entrance hallway, which provides access to the principal living accommodation and stairs rising to the first floor.

The main living room is an impressive open-plan space stretching from the front to the rear of the property, providing clearly defined seating and dining areas. A double glazed window overlooks the front elevation, whilst double glazed French doors to the rear provide access to the garden and allow plenty of natural light into the room.

The kitchen is fitted with a range of matching wall and base units with preparation work surfaces over, incorporating a sink with drainer, four-ring gas hob with extractor above, electric oven below, tiled splash-backs and space for a range of appliances. A window overlooks the rear garden and a side access door leads outside.

An integral garage provides useful storage space.

First Floor

The first-floor landing gives access to three bedrooms and the family bathroom.

The master bedroom is a generous double room positioned to the front elevation and benefits from fitted mirrored wardrobes. Bedroom two is a further well-proportioned double room

overlooking the front aspect, whilst bedroom three is positioned to the rear and is currently utilised as a home office, demonstrating its versatility.

The family bathroom is fitted with a three-piece suite comprising a bath, wash hand basin and low-level WC. The room is finished with complementary wall tiling and a double glazed window with opaque glass.

Outside

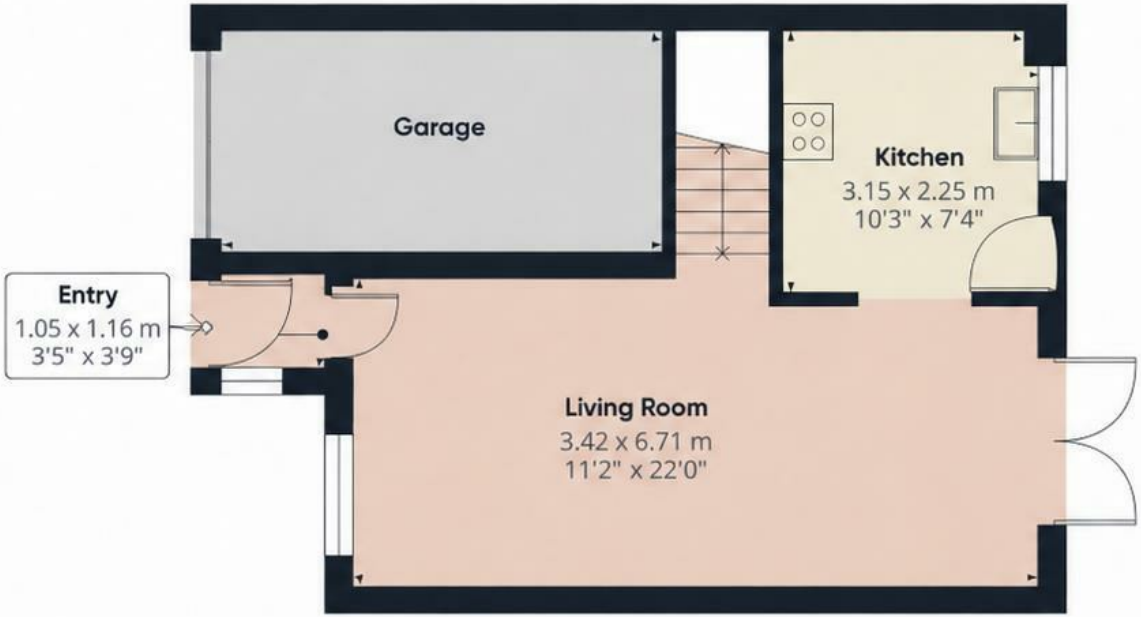
SCOTT & LINDSY GRETTON

To the front of the property is a substantial block-paved driveway providing off-street parking and access to the integral garage.

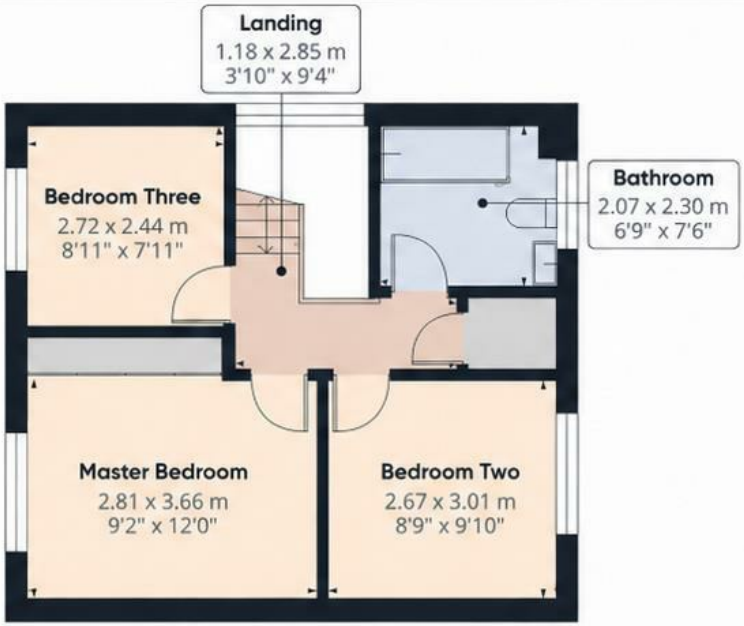
The rear garden is enclosed by timber fencing and enjoys a good degree of privacy. The garden has been designed for ease of maintenance and features a paved patio area adjacent to the property, ideal for outdoor seating and entertaining, alongside a lawned section and pathway leading to the rear of the garden.

Location

Weston Park Avenue is situated within a popular residential area of Burton-on-Trent, offering convenient access to a range of local amenities including shops, supermarkets, schooling for all ages and leisure facilities. Burton town centre is easily accessible, whilst excellent transport links connect to the A38, A50 and surrounding road networks, making the property well placed for commuters travelling towards Derby, Lichfield and Birmingham.




Floor 0



Floor 1

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**Approximate total area**(1)

69.7 m²

750 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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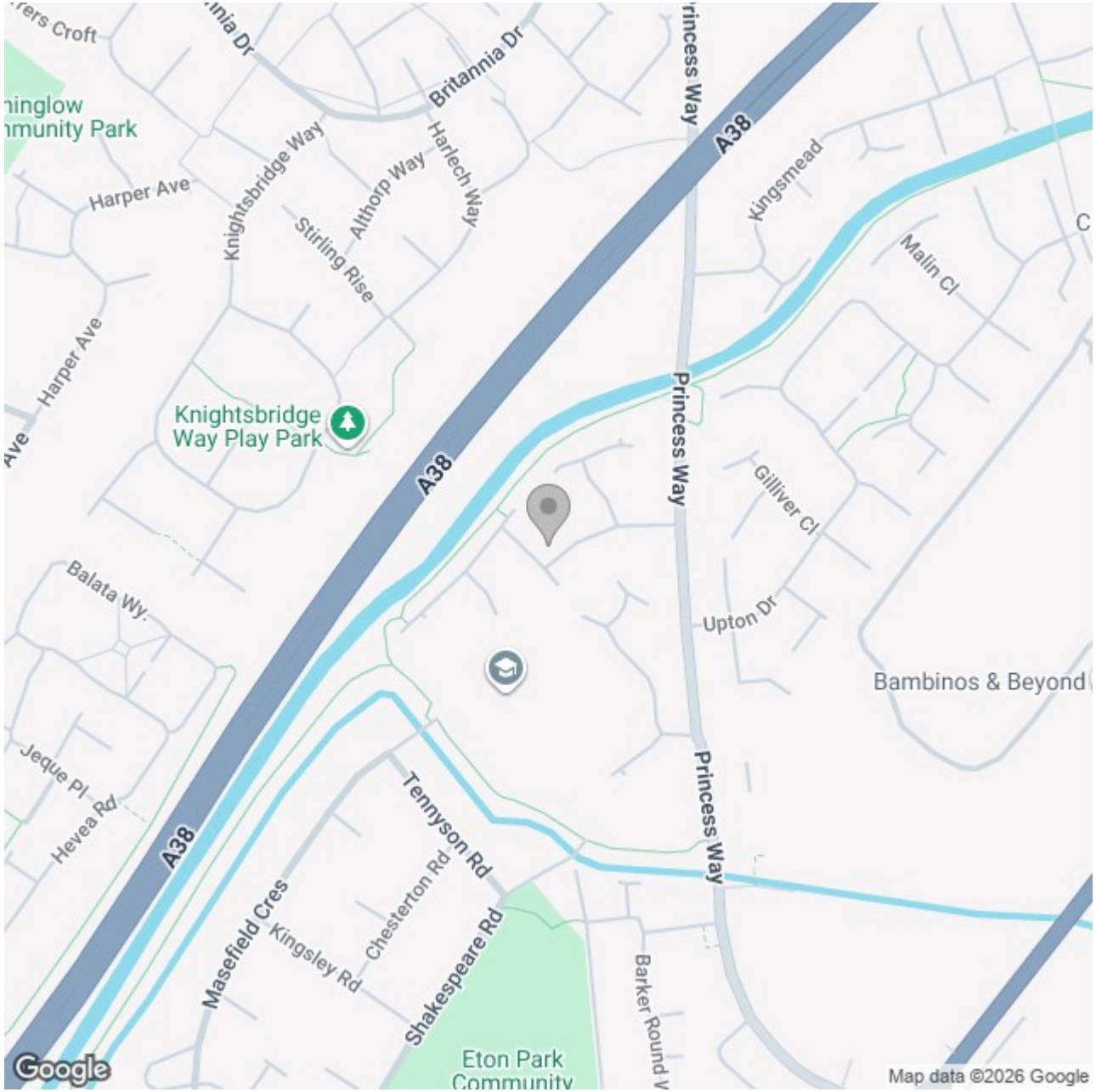


## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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



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