Upton Drive, Burton-On-Trent, DE14 2FR

Asking Price £325,000

Open House
estate agents

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Occupying a generous corner plot within an established residential development in Stretton, this well-presented, double-fronted detached home offers spacious and versatile accommodation and gardens, ideally suited to family life.

The ground floor includes a welcoming entrance hallway, two separate reception rooms and an impressive open-plan kitchen and living area extending across the rear of the house. French doors connect the living space with the garden, while a utility room and guest cloakroom provide added practicality.

Upstairs are four well-proportioned bedrooms, including a main bedroom with fitted wardrobes and its own en-suite shower room, together with the family bathroom.

Outside, the property benefits from driveway parking, a detached garage and a particularly generous enclosed rear garden with a lawn, extensive patio and an additional covered seating area.

Upton Drive is conveniently positioned for Stretton's local amenities and schools, with good access to Burton upon Trent, the A38 and surrounding areas.

Entrance Hallway
A bright and welcoming entrance into the home, finished with wood-effect flooring and providing access to both front reception rooms, the kitchen and living area, guest cloakroom and staircase leading to the first floor.

Lounge
A comfortable main reception room positioned at the front of the property. The room features wood-effect flooring, a decorative feature wall and a fireplace creating an attractive focal point.

Dining Room / Second Reception Room
The second front-facing reception room provides useful flexibility and could be used as a formal dining room, additional sitting room, home office or play/gaming room, depending on the requirements of the new owner.

Kitchen and Living Area
The spacious open-plan kitchen and living area forms the sociable heart of the home. The kitchen is fitted with a range of white wall and base units, complemented by wood-effect work surfaces and a breakfast bar. Integrated appliances include an oven, gas hob with extractor above, dishwasher and fridge freezer. There is also a stainless-steel sink positioned beneath the rear-facing window and recessed ceiling lighting. Beyond the kitchen is a comfortable living area with a striking brick-effect feature wall and French doors opening directly onto the rear patio and garden.

Utility Room
Positioned just off the kitchen, the separate utility room provides additional storage and space for laundry appliances. It also houses the central heating boiler and has a door leading outside.

Guest Cloakroom
Fitted with a WC and wash hand basin.

First Floor Landing
A spacious and naturally bright landing with a window to the side elevation, access to all four bedrooms and the family bathroom, together with a useful airing cupboard.

Main Bedroom
A well-proportioned double bedroom overlooking the rear garden, featuring fitted wardrobes with mirrored sliding doors and access to a private en-suite shower room.

En-Suite Shower Room
Fitted with an enclosed tiled shower, WC and wash hand basin, complemented by a chrome heated towel rail and a rear-facing window.

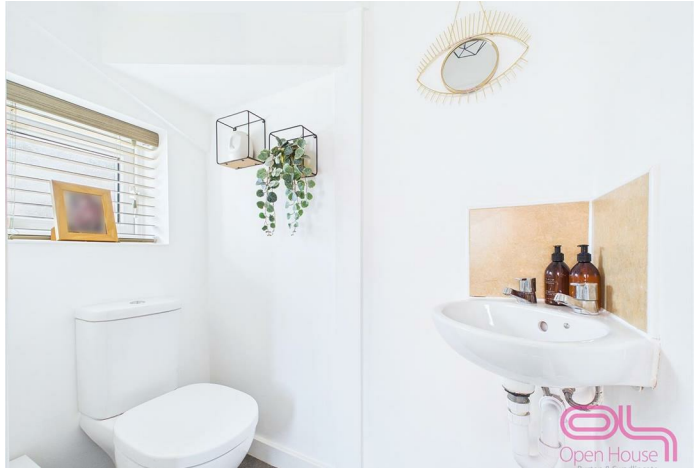
Bedroom Two
A further generous double bedroom positioned at the front of the property, offering ample space for bedroom furniture.

Bedroom Three
Another good-sized and versatile bedroom, suitable for use as a child's room, guest bedroom or home office.

Bedroom Four
A well-presented fourth bedroom with a front-facing window, currently arranged as a comfortable single bedroom.

Family Bathroom
Fitted with a white suite comprising a panelled bath with shower above and glazed screen, WC and pedestal wash hand basin. The walls around the bath are tiled, with a window providing natural light and ventilation.

Outside
The property occupies a generous corner position with lawned areas extending around the front and side. A driveway provides off-road parking and leads to the



detached garage.

The enclosed rear garden is a stand out feature of the home, offering a good degree of privacy and plenty of space for families and outdoor entertaining. It includes a substantial paved patio immediately behind the house, a central lawn, raised planters and a further covered seating area towards the rear.

Detached Garage
A useful detached garage positioned at the end of the driveway, providing secure parking, storage or potential workshop space.

Additional Information
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

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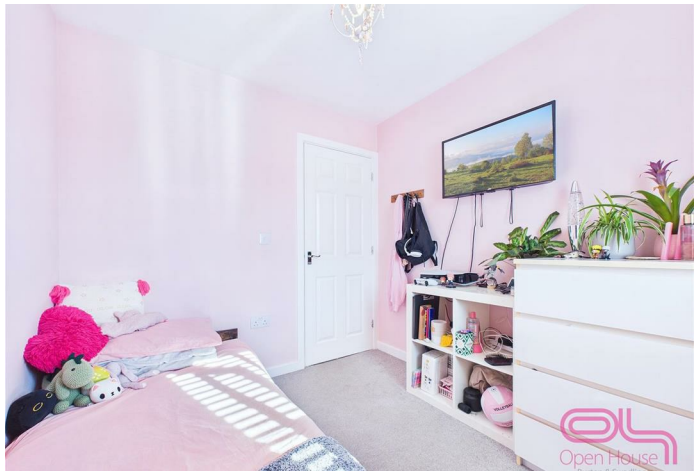
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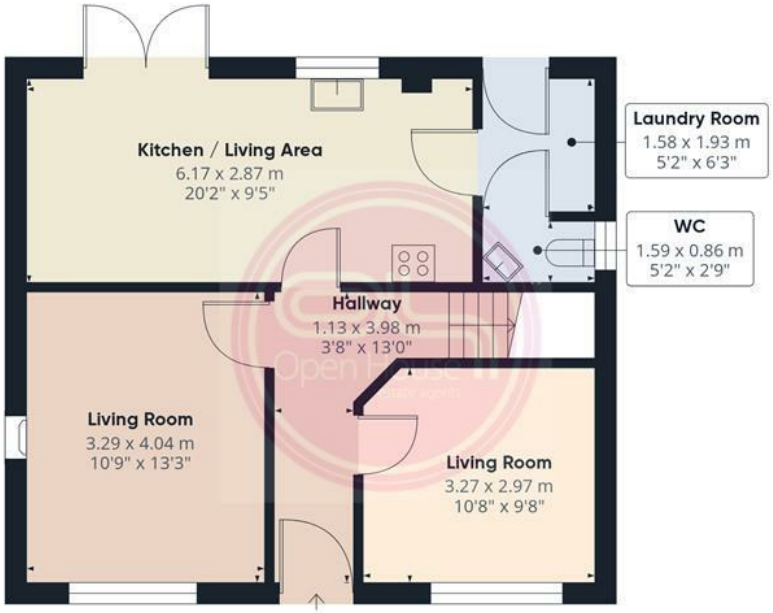
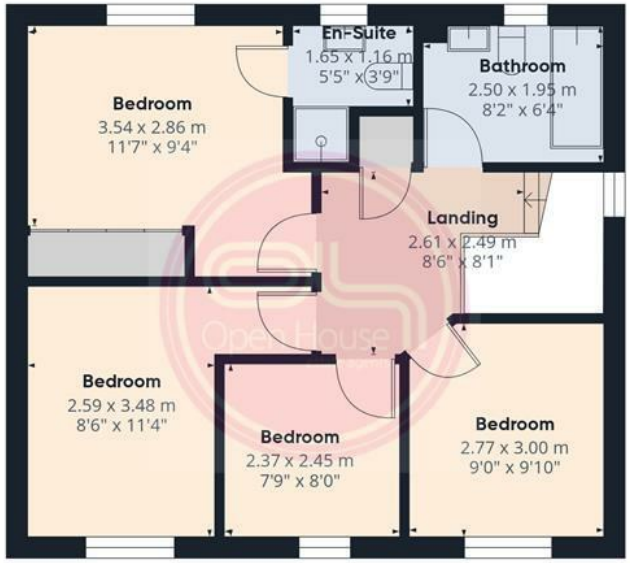


Floor 0 Building 1



Floor 1 Building 1

Main building GLA[1]

120.16 m²

1293.43 ft²

Main building total

120.16 m²

1293.43 ft²

Building 2 total

20.9 m²

224.92 ft²

Floor 0 Building 2

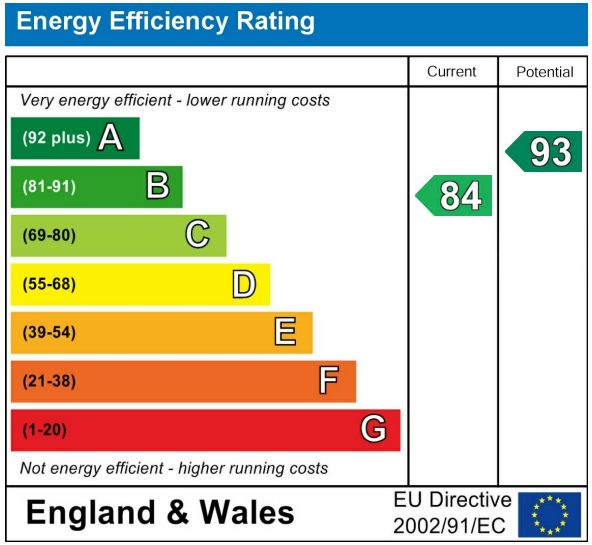
(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
East Staffordshire

TENURE
Freehold

COUNCIL TAX BAND
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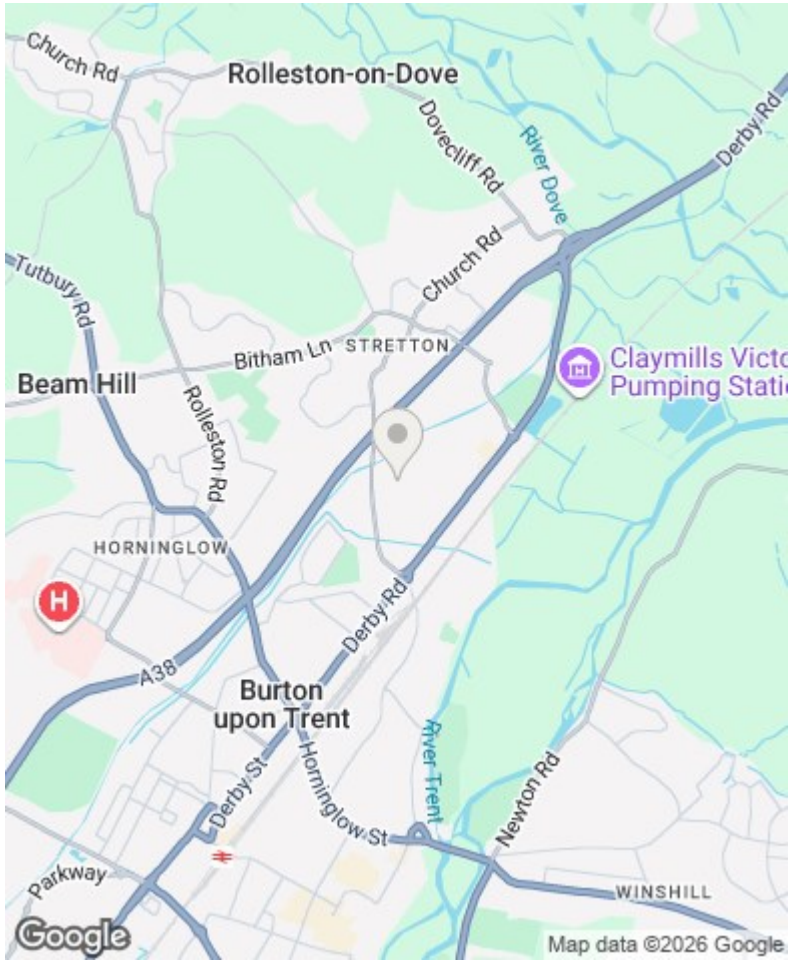
VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Well-Presented Four-Bedroom Detached Family Home
- Attractive Double-Fronted Design
- Huge Rear Garden on Generous Corner Plot
- Two Separate Reception Rooms
- Open-Plan Kitchen and Living Area
- Main Bedroom with En-Suite
- Utility Room and Guest Cloakroom
- Driveway Parking and Detached Garage
- Convenient for the A38 and Burton Town Centre
- Freehold Property



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