



12 Welbeck Avenue

, Burbage, LE10 2JH

Offers In The Region Of £275,000



A modern 3 bedroom semi detached house built by the reputable David Wilson Homes. The property has the additional benefits of gas central heating, PVCu double glazing, 2/3 car driveway, guest cloakroom, modern fitted breakfast/kitchen, attractive lounge and bathroom with shower and conservatory.

Ideally located at the head of a quiet cul de sac and occupying a larger than secluded position close to all local amenities, whilst being within commuting distance of all major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED.

NO CHAIN.



Canopy porch 5'1" x 2'7" (1.55 x 0.78)

Reception hall 4'0" x 3'11" (1.22 x 1.19)

Laminate floor and radiator,

Attractive lounge (front) 12'4" x 11'10" (3.76 x 3.60)

PVCu window, radiator, Karndean floor and under stairs cupboard.

Modern kitchen / dining room (rear) 12'0" x 10'0" (3.66 x 3.05)

PVCu double glazed window, resin sink, range of base and wall units (6 base & 5 wall) associated bevelled edged work surfaces, split level gas hob, electric fan assisted oven, extractor hood, radiator, wall mounted gas fired Glow Worm Flexicom 18HX boiler and adjacent programmer.

Conservatory (rear) 11'1" x 8'6" (3.4 x 2.6)

PVCu double glazed windows, twin UPVC double glazed French door to garden, ceramic tiled floor.

Hall (rear) 4'3" x 3'3" (1.30 x 1.00)

Ceramic tiled floor, obscure PVCu double glazed door.

Guest cloakroom (rear) 4'9" x 3'4" (1.46 x 1.01)

Wash hand basin, low flush wc, extractor fan, tiled floor and radiator,

Landing 8'10" x 6'7" (2.68 x 2.01)

Roof void access hatch and airing cupboard.

Bedroom 1 (rear) 11'1" (min) x 8'10" (3.39 (min) x 2.70)

PVCu double glazed window, radiator and fitted triple wardrobes.

Bedroom 2 (front) 11'7" x 8'10" (3.53 x 2.68)

PVCu double glazed window , fitted double wardrobe and radiator.

Bedroom 3 (rear) 7'7" x 6'8" (2.30 x 2.04)

PVCu double glazed window and radiator.

Modern bathroom (front) 6'4" x 6'3" (1.92 x 1.90)

Full suite in white, P shaped bath with chrome mixer shower and side glazed door, ceramic tiled floor, chrome ladder styled radiator, PVCu obscure double glazed window and down lights to the ceiling,

Outside

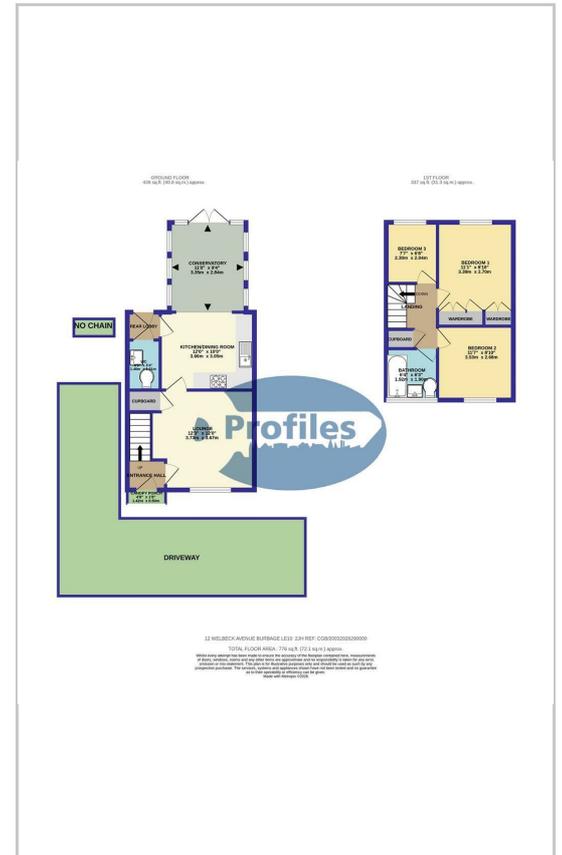
Front garden with 3 car driveway.

Enclosed rear garden, with gated side access, established lawn and patio area.

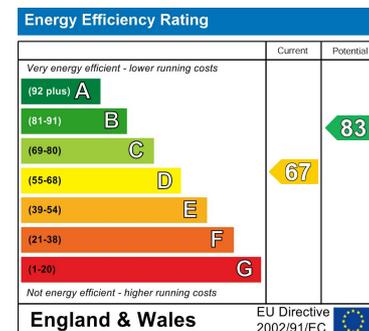
Area Map



Floor Plans



Energy Efficiency Graph



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