



Wetherel Road,, Burton-On-Trent, DE15 9GW

Nicholas
Humphreys

£290,000

Positioned within the highly regarded Brizlincote Valley development, this impressive and thoughtfully modernised family home offers spacious and versatile accommodation, beautifully presented throughout. With a welcoming reception hallway, guest cloakroom & stylish fitted kitchen, with a selection of built-in appliances. Across the rear aspect is the open-plan living space opening through to the conservatory overlooking established gardens. The first floor has a generous double bedroom layout, with the larger master bedroom on the rear aspect with built-in wardrobes and an en-suite shower room.

This property has a generous plot with front garden & driveway, leading to the integral single garage and combines contemporary living with a convenient and sought-after location close to Burton town centre and major commuter routes.



The Accommodation

Occupying a pleasant position on the popular Brizlincote Valley development, this well-presented and modernised family home offers generous accommodation, thoughtfully designed for the growing family.

An open storm canopy leads to a UPVC double-glazed front entrance door opening into a welcoming reception hallway, with staircase rising to the first floor, radiator, and internal door providing access to the integral garage. From the hallway, a door also leads through to the guest cloakroom, fitted with a white suite comprising WC and hand wash basin, heated chrome towel rail and UPVC double-glazed window to the side elevation.

Positioned to the front aspect of the property is the stylish modern fitted kitchen, offering a wide selection of matching base cupboards and drawers with eye-level wall units, finished with quartz stone preparation work surfaces incorporating a breakfast bar. Integrated appliances include a built-in oven, four-ring halogen hob with extractor hood above, concealed slimline dishwasher, washing machine and built-in fridge. The kitchen further benefits from a radiator, UPVC double-glazed window and a UPVC double-glazed door providing access to the rear garden.

Occupying the rear aspect of the home is the open-plan lounge diner, with the focal point being a living-flame coal-effect gas fire set within an Adam-style fire surround. A UPVC double-glazed window offers an elevated view over the rear garden, complemented by radiators and inset spotlights to the ceiling. Bi-fold doors open into the conservatory.

The conservatory is of UPVC construction with a double-glazed roof, stone tiled flooring, electric wall heater and French patio doors opening out onto the delightful rear garden.

To the first floor, the landing has a window to the side elevation, access to the loft space and an airing cupboard concealing the hot water cylinder and immersion heater. The master bedroom is positioned on the rear elevation and features a comprehensive range of gloss-fronted fitted wardrobes with matching bedside units, radiator and UPVC double-glazed window. A door leads through to the en-suite shower room, which is fitted with a white suite comprising WC, corner shower enclosure with complementary tiling and thermostatic shower, circular ceramic hand wash basin with mixer tap and storage cupboard below, extractor fan and shaver point.

The property further offers two generously proportioned double bedrooms, both located to the front aspect and each benefitting from radiators. The family bathroom is fitted with a modern three-piece white suite comprising WC, hand wash basin with gloss storage unit below, panelled bath with fitted glass shower screen and twin-headed thermostatic shower over, shaver point, UPVC double-glazed window and radiator.

Externally, the property is set back from the road with an extensive front lawn garden and a tarmacadam driveway providing off-road parking and access to the integral garage. Side gated access leads to the established and mature rear garden, featuring a paved patio seating area, lawn with deep planted borders and a further sun patio to the rear, all enclosed by timber screen fencing.

The single integral garage is fitted with an electric roller door to the front elevation and houses the gas-fired central heating boiler supplying the domestic heating system.

A delightful family home, modernised throughout and situated within a sought-after residential location. Viewing is highly recommended and strictly by appointment only.

Reception Hallway

Guest Cloakroom

Lounge Diner

6.40m max x 3.53m max (21'0 max x 11'7 max)

Kitchen

3.53m x 2.44m (11'7 x 8'0)

Conservatory

2.84m x 2.77m (9'4 x 9'1)

Garage

4.57m x 2.59m (15'0 x 8'6)

Master Bedroom

3.73m to wardrobes x 3.05m (12'3 to wardrobes x 10'0)

En-suite Shower Room

Double Bedroom Two

3.81m max x 3.78m max (12'6 max x 12'5 max)

Double Bedroom Three

3.58m x 2.26m (11'9 x 7'5)

Family Bathroom

Driveway & Gardens

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: D

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See

Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

An on-site management fee may apply to all modern or new developments.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Draft details awaiting vendor approval and subject to change, And awaiting EPC Inspection



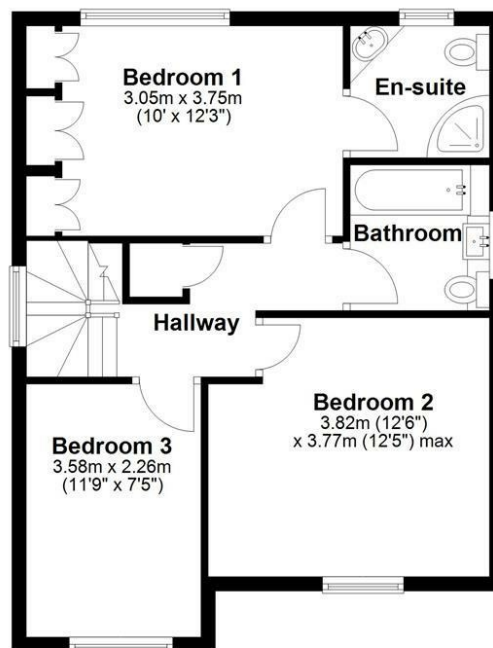




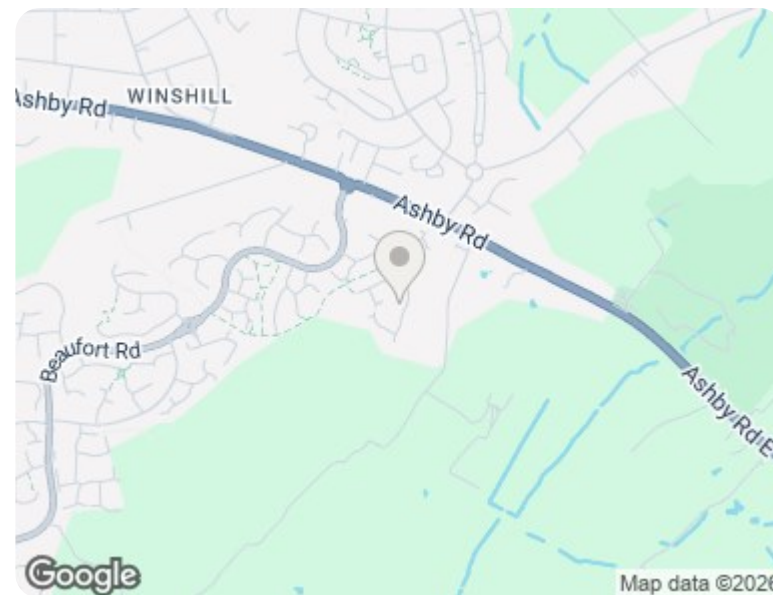
Ground Floor



First Floor



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Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band D

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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