



\*\* Extended Detached Dormer Home \*\* Two Reception Rooms \*\* Two Bedrooms \*\*

A detached dormer-style residence occupying a desirable corner plot within this sought-after residential area. The home offers versatile accommodation with a spacious lounge, extended kitchen diner, and separate dining room, together with a ground-floor bedroom, bathroom and a utility combined shower room.

The first floor has the master bedroom including built-in wardrobes and a connecting dressing room. Outside, there is a block-paved driveway providing off-road parking and access to an attached garage, along with well-maintained gardens to the front, side and rear. The rear garden is divided into two sections with patio areas, lawn and an additional single garage with gated access from Charnwood Road. No Upward Chain & Ready To View.



## **The Accommodation**

A detached dormer-style residence occupying a desirable residential location within Burton-on-Trent. The property offers versatile and well-maintained accommodation, ideal for a range of buyers, with generous ground-floor versatile living space and first-floor rooms.

The home is approached via a UPVC double-glazed side entrance door with matching side panels opening into a welcoming entrance hallway. The hallway features stairs rising to the first floor, a single radiator, and useful built-in storage cupboards, with internal doors leading off to the principal ground-floor rooms.

The lounge is positioned across the front aspect of the home, enjoying excellent natural light through two UPVC double-glazed windows to the front and side elevations. There are wall lights, radiators, and a glazed internal door leading through to the extended kitchen diner.

The extended kitchen diner provides a comprehensive range of base cupboards and drawers complemented by matching eye-level wall units, a built-in oven with hob, stainless-steel sink and drainer, and freestanding appliance spaces. There are UPVC double-glazed windows to both the side and rear aspects, access to the rear lobby and utility room, and a connecting door through to the extended dining room.

The extended dining room offers an ideal space for family entertaining, featuring aluminium double-glazed patio doors opening out onto the rear garden, radiator, and an internal door returning to the hallway.

Located on the ground floor is the fitted bathroom, offering a three-piece suite comprising a hand wash basin, WC, and panel bath, with a UPVC double-glazed window to the side elevation and radiator. Also on the ground floor is bedroom two, positioned on the side aspect, with a UPVC double-glazed window, radiator, and a selection of built-in wardrobes.

Concluding the ground floor is the rear lobby, which provides access to the rear garden, and a separate utility room combined shower room, with freestanding plumbing and appliance spaces, UPVC double-glazed windows, and a shower enclosure.

## **First Floor Accommodation**

The first floor is accessed via a staircase leading to a landing area with a double-glazed window to the side elevation and internal doors leading off. The master bedroom offers built-in wardrobes, a UPVC double-glazed window, radiator, and access to a recessed loft space. A further door leads through to a dressing room fitted with additional storage cupboards, radiator, and a UPVC double-glazed window.

## **Outside**

The property occupies a generous corner plot with a block-paved driveway to the front providing off-road parking and access to an attached single garage. There is a sweeping front lawn, side garden and patio area, along with gated access to the rear garden.

The rear garden is divided into two sections: the first features a paved patio area with double gates leading out onto Charnwood Road and an additional single garage, while the second section offers a desirable enclosed garden with paved patio, lawn, and well-stocked flower beds and borders.

## **Hallway**

### **Lounge**

6.32m x 3.35m (20'9 x 11'0)

### **Dining Room**

4.24m x 3.00m (13'11 x 9'10)

### **Kitchen Diner**

5.18m x 2.95m (17'0 x 9'8)

### **Utility Shower Room**

3.05m x 2.18m (10'0 x 7'2)

### **Bedroom Two (Ground Floor)**

3.23m x 2.64m (10'7 x 8'8)

### **Bathroom (Ground Floor)**

1.91m x 1.78m (6'3 x 5'10)

## **First Floor**

### **Master Bedroom**

4.50m x 2.97m max (14'9 x 9'9 max)

### **Dressing Room**

4.01m x 1.47m (13'2 x 4'10)

### **Twin Single Garages**

Awaiting EPC Inspection

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

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](http://www.gov.uk/government/organisations/environment-agency)

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

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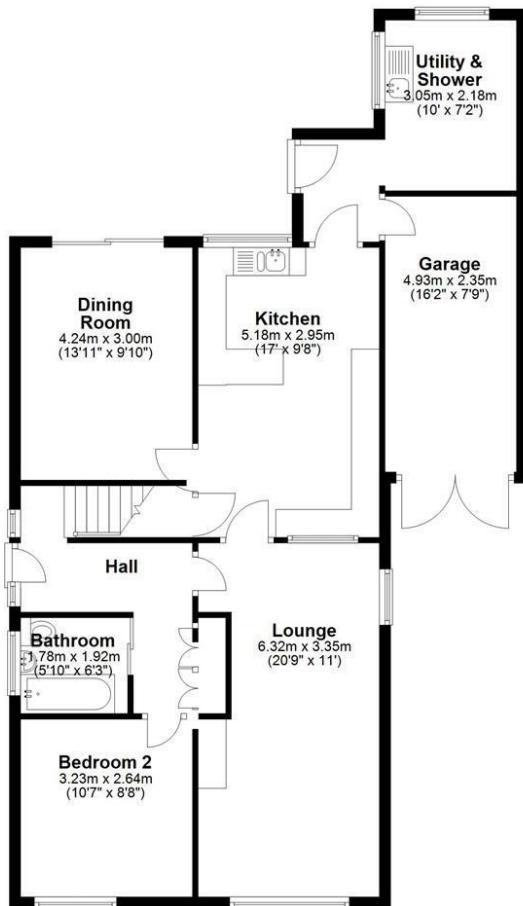
Draft details awaiting vendor approval and subject to change



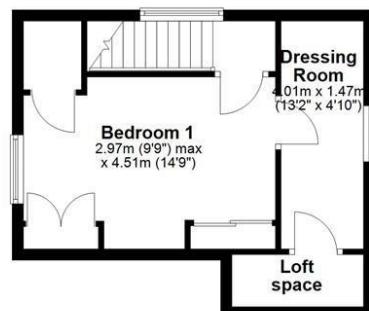




### Ground Floor



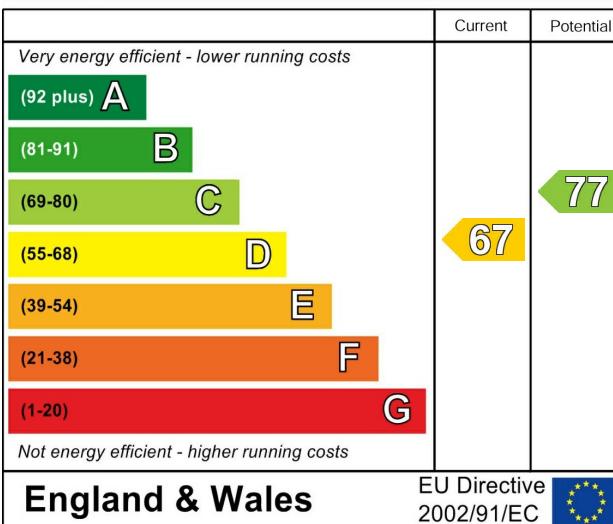
### First Floor



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Plan produced using PlanUp.



## Energy Efficiency Rating



## Council Tax Band C

### 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.

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**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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