



Hevea Road, Burton-on-Trent



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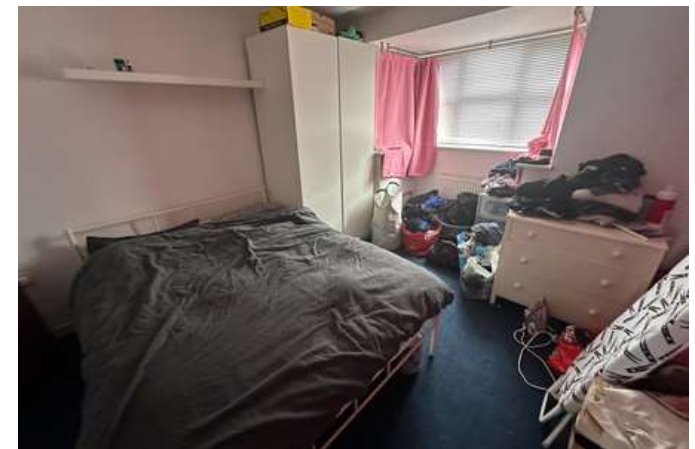


Guide price £259,000

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## Key Features

- Three Storey Detached Home
- Five Bedrooms
- Popular Modern Development
- Upvc Double Glazing & Gas Fired Central Heating
- Substantial Family Home
- In Need Of Up-Grading & Improvement
- EPC rating C
- Freehold







Newton Fallowell are pleased to be able to offer for sale this substantial five bedroomed detached three storey family home location on this popular modern development. Arranged over three floors the accommodation in brief comprises: - entrance hall, guest cloak room, large through lounge/diner, fitted breakfast kitchen, on the first floor a landing leads to three bedrooms and family bathroom and on the second floor a landing leads two further bedrooms both with en-suite shower rooms. Outside is an enclosed mainly lawned garden and to the rear is access to a brick built garage.

### Accommodation In Detail

#### Open Canopied Entrance

having half obscure leaded double glazed entrance door leading to:

#### Entrance Hall

having fitted laminate flooring, staircase rising to first floor, Upvc double glazed porthole window to front elevation and fitted smoke alarm.

#### Guest Cloak Room

having low level twin flush wc, obscure upvc double glazed window to side elevation, corner mounted wash basin, one central heating radiator, half tiling complement to walls and fitted extractor vent.

#### Breakfast Kitchen 2.76m x 4.88m (9'1" x 16'0")

having a good range of oak effect base and eye level units with complementary rolled edged working surfaces, four ring gas hob with extractor over and double oven under, cupboard containing Baxi gas fired central heating boiler, stainless steel sink and draining unit, Upvc double glazed window overlooking the rear garden, ceramic tiling to floor and half obscure double glazed door to side elevation.

#### Large Through Lounge/Diner 3.07m x 6.72m extending to 7.52m

having Upvc double glazed walk-in bay window to front elevation, two central heating radiators, fitted laminate flooring and Upvc double glazed French doors with double glazed lights to either side leading to the rear garden.

### On The First Floor

#### Landing

having staircase rising to second floor, Upvc double glazed window to side elevation, fitted smoke alarm, useful understairs storage cupboard and one central heating radiator.

#### Bedroom Two 3.09m x 3.33m extending to 4.06m

having Upvc double glazed bay window to front elevation and one central heating radiator.

#### Bedroom Three 3.31m x 3.08m (10'11" x 10'1")

having Upvc double glazed window to rear elevation and one central heating radiator.

#### Box Room 2.78m x 2.00m (9'1" x 6'7")

having Upvc double glazed window to front elevation, one central heating radiator and fitted laminate flooring.

#### Bathroom 1.68m x 2.78m (5'6" x 9'1")

having four piece suite comprising panelled bath, pedestal wash basin, low level wc, shower enclosure, one central heating radiator, obscure Upvc double glazed window to rear elevation and fitted extractor vent.

### On The Second Floor

#### Landing

having Upvc double glazed window to side elevation.

#### Master Bedroom 3.60m x 4.88m (11'10" x 16'0")

having Upvc double glazed window to rear elevation, Upvc double glazed French doors opening out to Juliet balcony and two central heating radiators.



### En-Suite Shower Room

having suite comprising low level twin flush wc, pedestal wash basin, shower enclosure, obscure Upvc double glazed window to rear elevation, fitted shaver point, one central heating radiator, half tiling complement to walls and fitted extractor vent.

### Bedroom Five 3.06m x 3.98m (10'0" x 13'1")

having one central heating radiator and Upvc double glazed French doors leading to Juliet balcony.

### En-Suite Shower Room

having shower enclosure with thermostatically controlled shower, pedestal wash basin, half tiling complement to walls and full tiling to shower area, fitted extractor vent, one central heating radiator and obscure Upvc double glazed window to front elevation.

### Outside

To the front of the property is a block paved forecourt. To the rear is a garden which is mainly laid to lawn and enclosed extensively by walling. A driveway to the rear provides access to a brick built garage with up and over door.

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

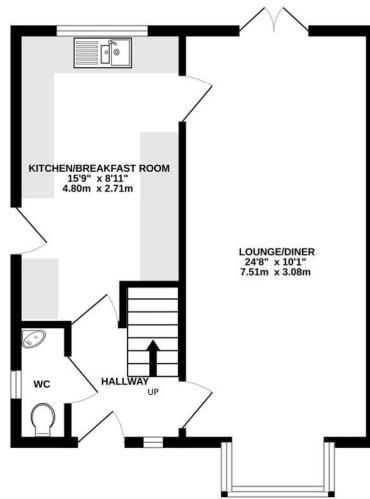
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

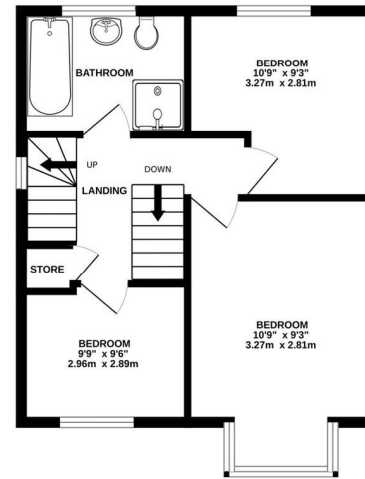
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



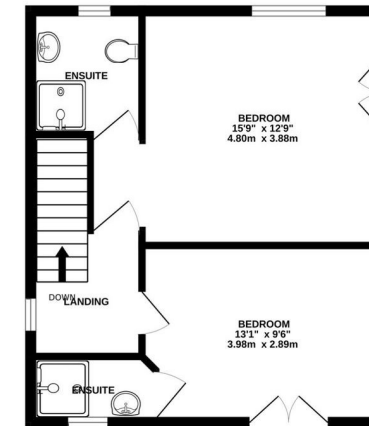
GROUND FLOOR



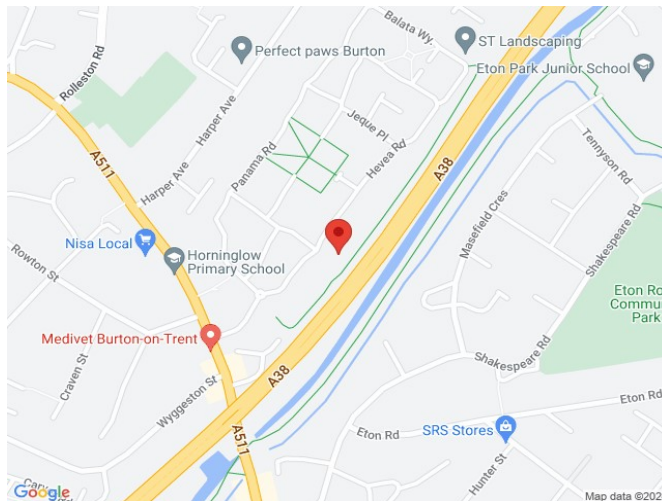
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	
www.epc4u.com		

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

