



# HOPKINS & DAINTY

ESTATE AGENTS



**Abbot Road, Burton-On-Trent, DE13 9FY**

**£220,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this beautifully presented and spacious, two double bedroom semi-detached home. Set on this modern residential estate in Branston, close to the John Taylor school and A38. Built by Taylor Wimpey in 2021 offering ready to move into accommodation which has been well maintained by the current owners and stands on the pleasant garden plot.

The accommodation comprises: entrance hallway with a guest WC. Contemporary fitted kitchen with a comprehensive range of integrated appliances and a generous rear lounge/dining room with French doors opening onto the garden. On the first floor the landing provides access to both double bedrooms and the main bathroom. The master bedroom has an En-suite shower room and the front bedroom is particularly spacious and has a built in cupboard. The main family bathroom has a three piece suite. The property has gas central heating off a combination boiler, double glazing, front lawn garden, side driveway parking for two cars and a delightful enclosed rear lawn and patio garden with a storage shed.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

### Entrance Hallway



Accessed via a double glazed entrance door. With stairs rising to the first floor, a radiator, doors leading off and opening to:

### Kitchen 9'11" x 6'0" (3.03 x 1.85)



Fitted with a contemporary range of base and wall units with under unit lighting, worktops and an inset one and a quarter sink and drainer. There is a built in electric oven, gas hob and hood, along with an integrated fridge, freezer, dishwasher and washing machine. Boiler cupboard housing the wall mounted gas boiler. Laminate flooring and a double glazed front window.

### Lounge/Dining Room 15'4" x 13'1">9'5" (4.69 x 4.01>2.89)



Generous lounge/dining room with double glazed French doors and side panels opening onto the garden. Laminate flooring, a radiator and under stairs storage cupboard which currently houses the tumble dryer.

### Guest WC



Two piece suite comprising WC and wash hand basin. With laminate flooring, a radiator, extractor vent and double glazed side window.

## First Floor Landing



With a radiator and access to the loft space via a pull down ladder. The loft is part boarded with lighting to provide storage space. Doors leading off.

## Master Bedroom 10'1" x 9'8" (3.09 x 2.95)



Rear master bedroom with a radiator, double glazed window overlooking the garden and door to:

## En-Suite Shower Room 10'1" x 3'2" (3.09 x 0.97)



Useful en-suite shower room with a three piece suite

comprising shower, wash hand basin and WC. Tiled splash backs, a radiator and extractor vent.

## Bedroom 2 13'3">9'7" x 8'5" (4.05>2.93 x 2.57)



Front double bedroom spanning the full width of the property. With an over stairs storage cupboard, radiator and two double glazed windows

## Bathroom 6'7" x 6'1" (2.02 x 1.86)



Three piece suite comprising bath, wash hand basin and WC. With tiled splashbacks, a radiator and extractor vent.

## Front Garden

To the front of the property there is a pleasant lawn garden with planted borders, a path to the entrance door with a storm canopy and lighting.

## Driveway

Side driveway parking for two cars with gated access to the rear garden.

## Rear Garden



the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Delightful enclosed rear lawn and patio garden. With planted borders, an outside tap and lighting, side storage area with a good size garden shed.

## Service Charge

We understand that this property is subject to an annual service charge. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by

**Ground Floor**

Approx. 31.4 sq. metres (337.5 sq. feet)



**First Floor**

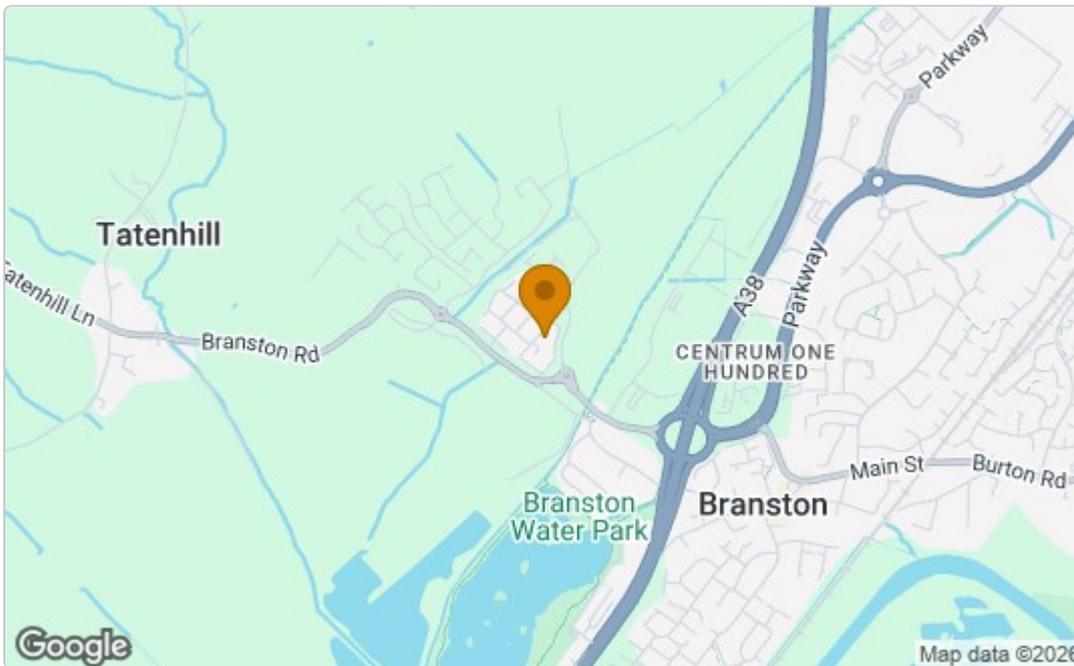
Approx. 31.4 sq. metres (337.8 sq. feet)



Total area: approx. 62.7 sq. metres (675.3 sq. feet)

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Plan produced using PlanUp.

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.