



Hopwood Lane, Burton-on-Trent



6



4



3

£525,000



Key Features

- Stunning Family Home
- Six Bedrooms
- Fabulous Position Overlooking Open Ground & The River Trent
- High Level Of Presentation Throughout
- Energy Efficient Solar Panels
- Beautifully Landscaped Gardens
- Ground Floor Bedroom Suite Designed For Disability Access
- EPC rating C
- Freehold





Situated upon this popular select development this stunning beautifully presented and heavily extended six bedroomed detached family home is worthy of an internal inspection in order to appreciate the level of accommodation on offer. There is a large bank of solar panels making the home energy efficient and provides well laid out living accommodation. In brief the accommodation comprises: - entrance hall, guest cloak room, large lounge, stunning open plan living dining kitchen, conservatory, study and side lobby with large ground floor bedroom with wet room off. On the first floor a landing leads to five further bedrooms, the master bedroom having en-suite and there is also a family bathroom and separate shower room. Outside to the front a driveway provides ample parking and leads to a useful store. To the rear is a delightful enclosed, private garden with pathways, shaped lawns and borders together with mature trees.

Accommodation In Detail

Open Canopied Entrance

having half obscure double glazed security entrance door leading to:

Impressive Entrance Hall 4.56m x 1.9m (15'0" x 6'2")

having quality fitted oak effect laminate flooring, staircase rising to first floor, coving to ceiling, one double central heating radiator and fitted smoke alarm.

Inner Lobby

having useful understairs store and low intensity spotlights to ceiling.

Guest Cloak Room 2.47m x 1.19m (8'1" x 3'11")

having low level wc, pedestal wash basin, coving to ceiling, fitted extractor vent and quality fitted oak effect laminate flooring.

Front Sitting Room 5.06m x 3.32m (16'7" x 10'11")

having Upvc double glazed window to front elevation, two double central heating radiators, coving to ceiling and feature fireplace with slate backplate and hearth together with inset contemporary multi fuel burner.

Stunning Open Plan Living Dining Kitchen 7.93m x 3.1m (26'0" x 10'2")

featuring:

Dining Area 2.75m x 3.1m (9'0" x 10'2")

having quality fitted oak effect laminate flooring, one central heating radiator and coving to ceiling.

Kitchen Area 5.8m x 3.1m (19'0" x 10'2")

having a stunning array of high gloss black fronted base and eye level units with complementary rolled edged solid oak working surfaces, matching splashback and tiling, large enamel double sink and drainer, low intensity spotlights to ceiling, ceramic tiling to floor, integrated double oven, twin integrated microwaves, integrated dishwasher, plumbing for American fridge/freezer and four ring induction hob with contemporary stainless steel extractor over.

Large Rear Conservatory 4.86m x 3.1m (15'11" x 10'2")

having quality fitted oak effect laminate flooring, underfloor heating, clear double glazed rooflights with integrated blinds, various top openers with integrated blinds and French doors opening out to the rear garden.

Study 2.48m x 3.67m (8'1" x 12'0")

having Upvc leaded double glazed window to front elevation, quality fitted oak effect laminate flooring, coving to ceiling and access to ground floor loft space.





Side Entrance

having ceramic tiling to floor and Upvc half double glazed doors to front and rear elevations.

Ground Floor Bedroom 3m x 4.75m (9'10" x 15'7")

This room is designed for disability need and has quality fitted laminate flooring, one central heating radiator, Upvc double glazed window to front elevation, low intensity spotlights to ceiling, fitted smoke alarm, double sliding pocket doors leading through to:

Wet Room 3.91m x 1.48m (12'10" x 4'11")

having non-slip flooring, wet room shower area which is fully tiled, low level wc, wall mounted wash basin and fitted skylight.

On The First Floor

Landing

having access to loft via ladder, coving to ceiling, fitted smoke alarm and large full storage cupboard housing condensing combi gas fired central heating boiler. Double glazed Velux rooflight, one central heating radiator and access to eaves storage space.

Master Bedroom 4.75m x 3.44m (15'7" x 11'4")

having coving to ceiling, Upvc double glazed window to front elevation, built-in double wardrobe and large walk-in further wardrobe with automatic illuminated light.

En-Suite Shower Room

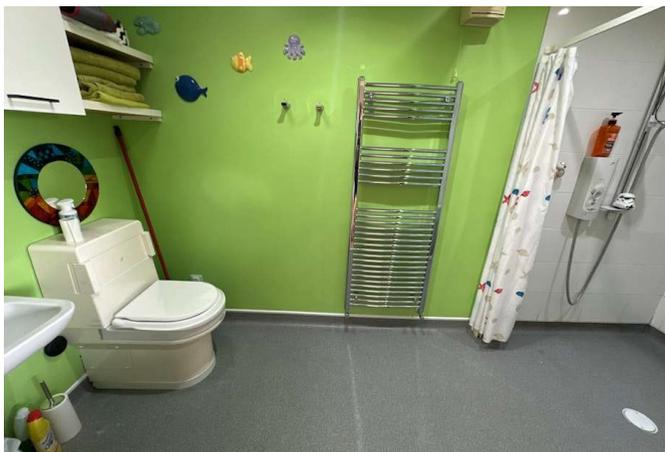
having suite comprising pedestal wash basin, low level wc, shower enclosure, obscure Upvc double glazed window to front elevation, low intensity spotlights to ceiling, ceramic tiling to floor and heated chrome ladder towel radiator.

Bedroom Two 4.07m x 3.6m (13'5" x 11'10")

having vaulted ceiling, low intensity spotlights to ceiling, fitted smoke alarm, one central heating radiator and large Upvc picture window to front elevation.

Bedroom Three 2.46m x 3.47m (8'1" x 11'5")

having Upvc double glazed window to rear elevation, one central heating radiator, coving to ceiling and low intensity spotlights to ceiling.





Bedroom Four 2.31m x 3.5m (7'7" x 11'6")

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

Bedroom Five 3.28m x 2.5m (10'10" x 8'2")

having Upvc double glazed window to front elevation, one central heating radiator and coving to ceiling.

Family Bathroom

having modern white suite comprising panelled bath with mixer taps and thermostatically controlled shower over, pedestal wash basin, low level wc, obscure Upvc double glazed window to rear elevation, black heated towel radiator, fitted shaver point and extractor vent.

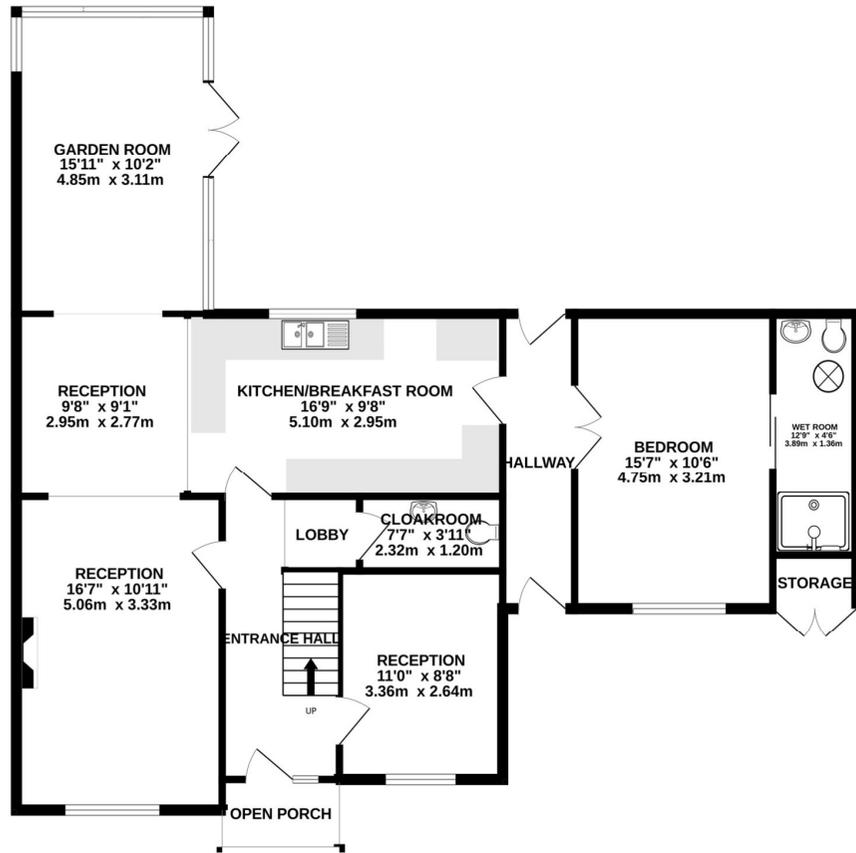
Shower Room

having suite comprising vanity wash basin with drawers under, low level wc, shower enclosure with thermostatically controlled shower, double glazed Velux rooflight and heated towel radiator.

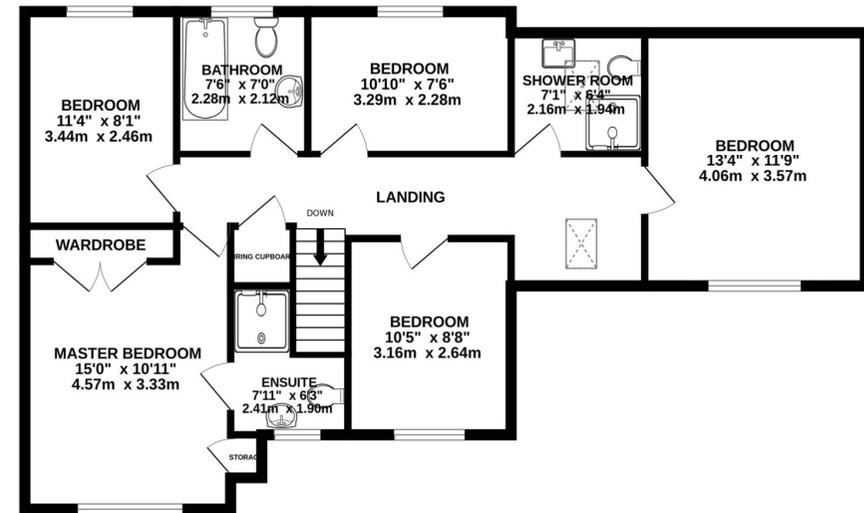




GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.

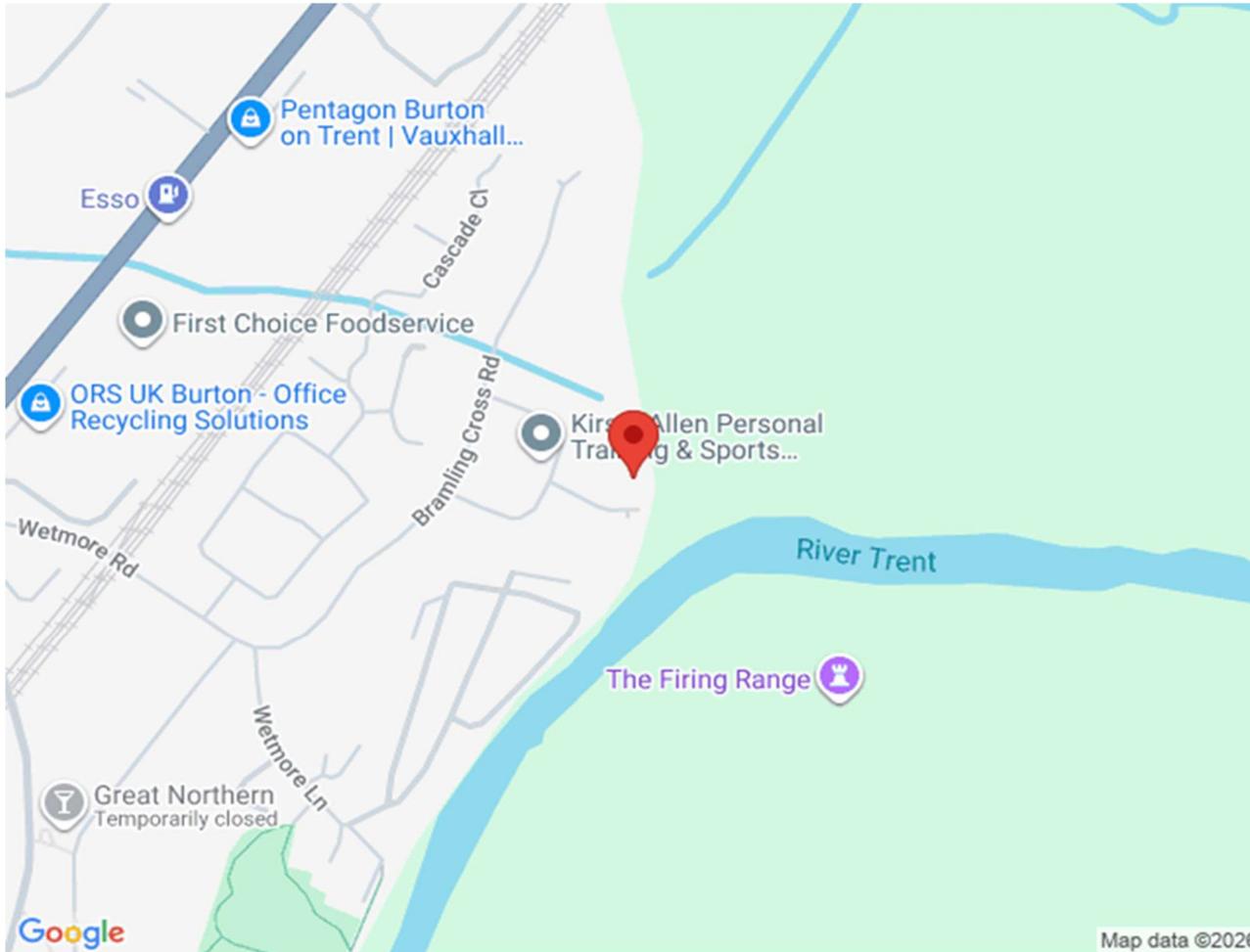


1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 sq.m.) approx.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	A	
(81-91)	B	
(69-80)	C	70
(55-68)	D	76
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs:		
England & Wales		EU Directive 2002/91/EC

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.

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.

