



Jeque Place, Burton-on-Trent



£310,000

 4  2  1

## Key Features

- Large Impressive Detached Home
- Good Sized Open Plan Dining Kitchen
- Four Bedrooms
- Master With En-Suite
- Driveway & Detached Garage
- Pleasant Enclosed Walled Garden
- EPC rating C
- Freehold





This substantial detached house, located in Burton-on-Trent, Staffordshire, presents an impressive opportunity for those seeking a spacious and well-presented family home. Set on a desirable corner plot, the property offers both privacy and a prominent position within the local community. The architecture of the residence is enhanced by a large private and enclosed walled garden, providing a secure and pleasant space suitable for outdoor activities or relaxation. The exterior is further complemented by a driveway and a detached garage, facilitating convenient off-street parking and additional storage options.

Upon entering, the accommodation opens to a welcoming interior arranged to provide comfortable and versatile living. The heart of the home is undoubtedly the open plan dining kitchen, designed to offer a generous area that accommodates both culinary preparation and family gatherings with ease. The layout optimises natural light and functionality, delivering an ideal environment for modern living. Gas central heating is installed throughout, ensuring comfort in every season.

The house comprises four well-proportioned bedrooms. The principal bedroom benefits from an en-suite facility, offering an element of privacy and convenience. Two bathrooms serve the property, supporting the demands of family life. The flexibility of the internal layout ensures each space is functional and thoughtfully planned, contributing to the overall appeal of the home.



In summary, this attractive detached home integrates space, versatility, and a host of desirable features, including a private walled garden and detached garage, all within an elegant design suitable for contemporary family requirements.

Burton-on-Trent, located in Staffordshire, is a market town known for its rich heritage and amenity provision. The surrounding area offers a variety of local services, recreational facilities, and transport links, supporting the needs of residents and providing convenient access to neighbouring towns and cities. The blend of urban convenience and community atmosphere ensures an appealing setting for families and professionals alike.

### Accommodation In Detail

#### Open Canopied Entrance

having obscure Upvc leaded entrance door leading to:

#### Entrance Hall

having staircase rising to first floor, one central heating radiator, ceramic tiling to first floor and fitted smoke alarm.

#### Guest Cloak Room

having low level twin flush wc, vanity wash hand basin, full height storage/cloaks cupboard, full tiling complement to walls and floor and fitted extractor vent.

#### Front Sitting Room

having Upvc double glazed walk-in bay window to front elevation, Upvc double glazed French doors opening onto the side garden, coving to ceiling and two central heating radiators.



### Breakfast Kitchen

having Upvc double glazed walk-in bay window to front elevation, two Upvc double glazed windows to side elevation, quality range of high gloss black fronted base and eye level units with complementary rolled edged working surfaces, four ring gas hob with electric double oven under and extractor over, stainless steel sink and draining unit, fitted extractor vent, ceramic tiling to floor and one central heating radiator.

### Utility Room 1.5m x 2m (4'11" x 6'7")

having Upvc half obscure double glazed door to rear elevation, cupboard housing Worcester gas fired central heating boiler, one central heating radiator, fitted extractor vent and ceramic tiling to floor.

### On The First Floor

#### Landing

having Upvc double glazed window to rear elevation, one central heating radiator, staircase rising to second floor and fitted smoke alarm.

### Master Bedroom 5m x 3.21m (16'5" x 10'6")

having Upvc double glazed windows to front and side elevations, one central heating radiator and good range of built-in grey and mirror fronted wardrobes.

### En-Suite Shower Room

having shower enclosure with chrome and glass screen together with thermostatically controlled shower, pedestal wash hand basin, low level twin flush wc, obscure Upvc double glazed window to front elevation, one central heating radiator and fitted extractor vent.

### Bedroom Two

having Upvc double glazed window to front elevation, one central heating radiator and useful built-in under stairs store.

### Bathroom

having three piece white suite comprising panelled bath, pedestal wash hand basin, low level twin flush wc, one central heating radiator, fitted extractor vent and obscure Upvc double glazed window to rear elevation.



## On The Second Floor

### Landing

having one central heating radiator and access to

### L-Shaped Bedroom

having Upvc double glazed windows to front and side elevations, Velux double glazed ceiling light and one central heating radiator.

### Bedroom 5m x 3.13m (16'5" x 10'4")

having Upvc double glazed windows to front and side elevations, fitted Velux ceiling light and one central heating radiator.

### Shower Room

having suite comprising shower enclosure with thermostatically controlled shower, low level wc, pedestal wash basin and one central heating radiator.

### Outside

Landscaping around the plot is block paved, there is an enclosed mainly lawned rear garden with flagged seating areas. There is a detached brick built garage with up and over door, rear courtesy door, electric light and power.

### 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.

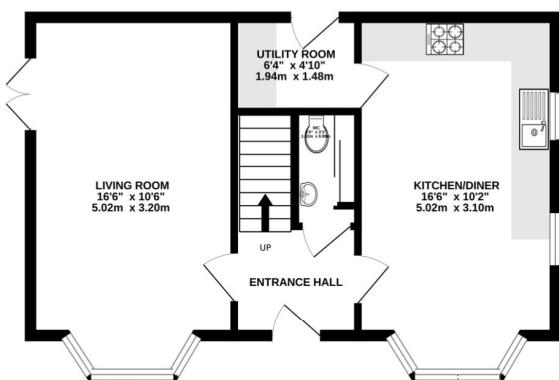
### Note

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.

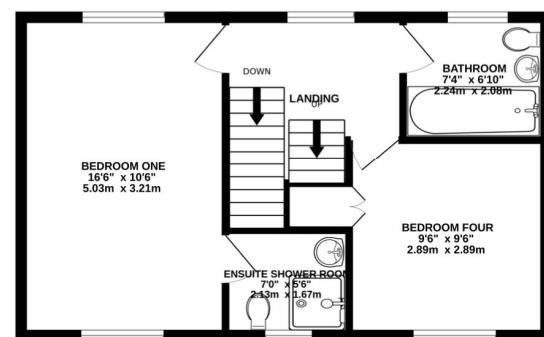
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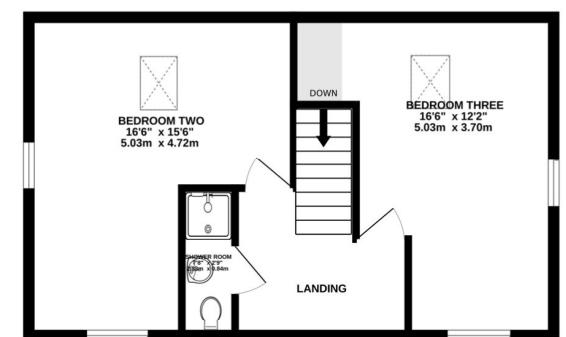
GROUND FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.

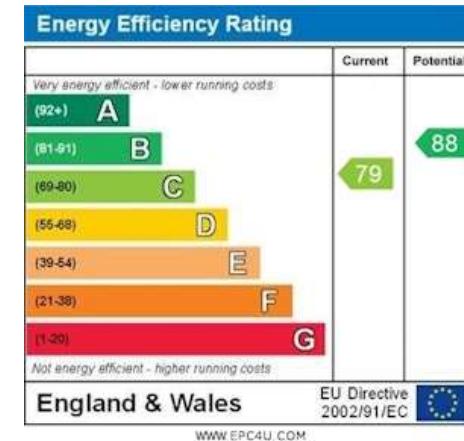
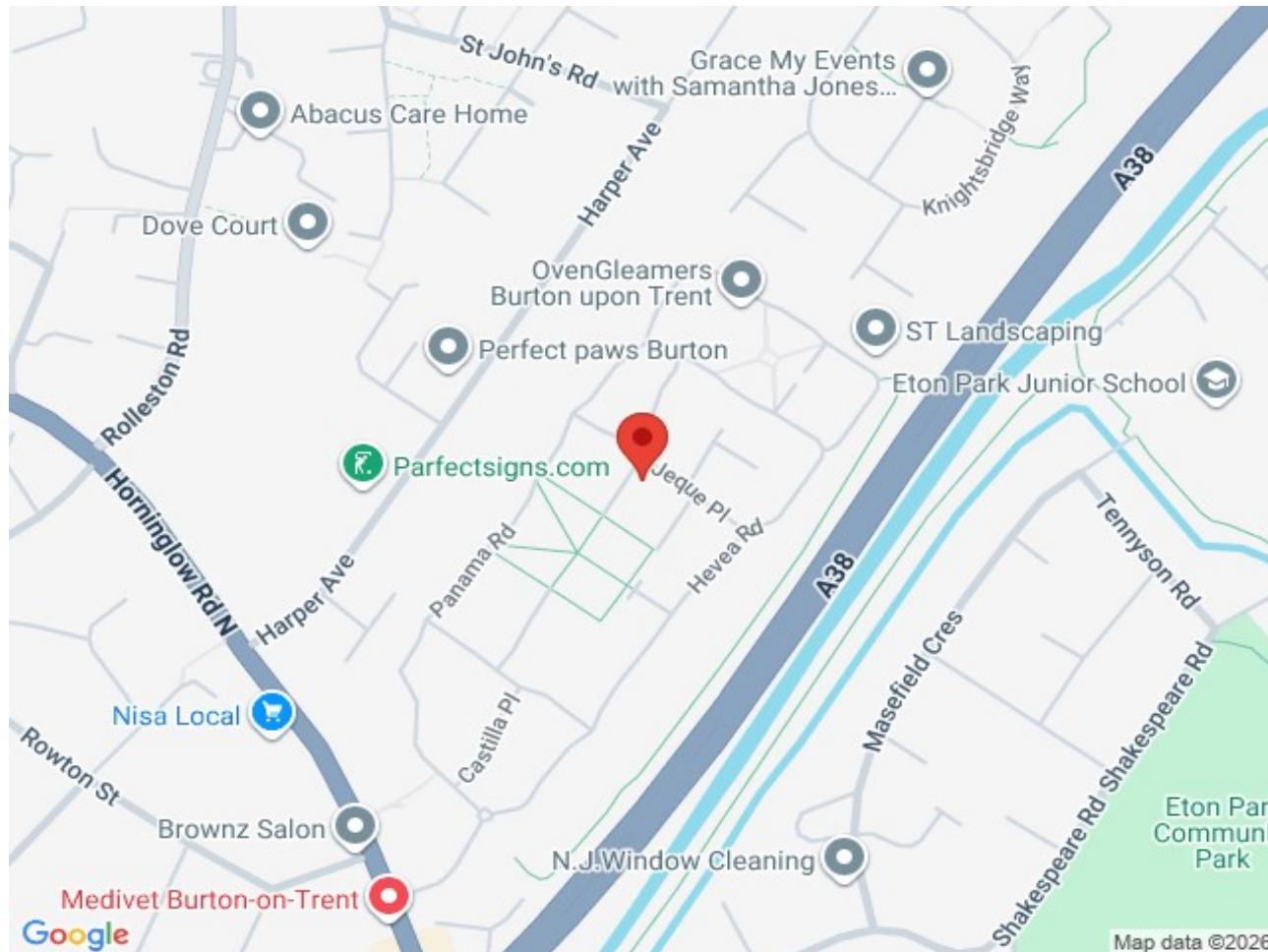


2ND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 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.  
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01283 564657

burton@newtonfallowell.co.uk

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